

JUL 9 1970

CITY OF VANCOUVER  
ADJOURNED COUNCIL MEETING

An adjourned meeting of the Council of the City of Vancouver was held on Thursday, July 9, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
 Aldermen Adams, Bird, Broome, Calder,  
 Hardwick, Linnell, Phillips,  
 Rankin and Wilson.

ABSENT: Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,  
 SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole,  
 His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

6. Acquisition of Property: South East Sector  
59th Avenue, Doman Street, Asquith Avenue  
and McKinnon Street

The Board of Administration, under date of June 5, 1970, submitted a report with respect to acquisition of Block 6 in the South East Sector bounded by 59th Avenue, Doman Street, Asquith Avenue and McKinnon Street. The Corporation Counsel was authorized by Council in November, 1968 to expropriate and in February, 1969, was authorized to apply for a vesting order.

The owner does not wish to sell outright and prefers to effect an exchange of properties on an equitable basis. He is prepared to convey the property in exchange for a site of equal area in the new subdivision and is agreeable to pay any difference in value.

Further details in respect of Council policy regarding properties in the South East Sector are set out in the report.

On July 7th, the Council received representations on behalf of the owner.

MOVED by Ald. Broome,

THAT the representations made by the delegation on July 7, 1970, be received, and no further action be taken on this matter.

- CARRIED

7. Grant: B.C. Highland Dancing Association

The Council further considered application of the B.C. Highland Dancing Association for a grant of \$750.00 to help defray expenses in connection with games held at Brockton Oval on July 4th.

A delegation in support of the request was received by the Council on July 7th.

MOVED by Ald. Wilson,

THAT a grant of \$300 be approved.

- LOST

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UNFINISHED BUSINESS (cont'd)

8. Site for Meteorological Tower

The Board of Administration submitted a report, under date of June 5, 1970, respecting the site of a proposed Meteorological Tower on City-owned site between Penticton and Slocan Streets, south of Grandview Highway south and north of the Beaconsfield Park. Details of the application and of the site are set out in the report of the Director of Planning, as submitted by the Board of Administration.

The Council heard representations on July 7th, for and against the application.

MOVED by Ald. Bird,

THAT City officials, in cooperation with representatives of the Department of Transport, endeavour to find a more suitable location for this tower.

(not put)

MOVED by Ald. Rankin,

THAT the proposed site referred to in the Board of Administration report be not approved.

- CARRIED

9. Grant: Junior Symphony Society

Further consideration was given to the application of the Junior Symphony Society of Vancouver for a grant of \$5,000.

A delegation in support of the request was received by the Council on July 7th.

MOVED by Ald. Adams,

THAT the representations made by the delegation be received and no further action taken.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Low Cost Housing for Senior Citizens:  
South East Sector

A communication was received from Marion Construction Ltd. requesting permission to appear before Council to present a proposal for low cost housing for senior citizens in respect of land in the southeast section of Vancouver. It is proposed to lease the land for this project.

MOVED by Ald. Linnell,

THAT the Council receive a delegation as requested.

- CARRIED

2. Vancouver Rental Accommodation Grievance Board:  
Comments of Vancouver Tenants Council

The Council noted a communication from the Vancouver Tenants Council, under date of June 17, 1970, with respect to operation of the Vancouver Rental Accommodation Grievance Board. The request is made that a delegation be received to allow the organization to express views on the operation of the Board.

cont'd....

Adjourned Council, July 9, 1970 . . . . . 3

COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver Rental Accommodation Grievance Board (cont'd)

A communication was received from Mr. J.D. Henderson commenting favourably on the manner in which the Board dealt with his particular case.

MOVED by Ald. Adams,

THAT the communication from the Vancouver Tenants Council be received and no further action taken.

(split)

On request it was agreed the motion be split. The action, therefore, is as follows:

MOVED by Ald. Adams,

THAT the communication from the Vancouver Tenants Council be received.

- CARRIED

(The second part of Alderman Adams' motion, i.e. 'and no further action be taken', was not put)

MOVED by Ald. Linnell,

THAT a delegation be heard from the Vancouver Tenants Council, as per request.

- CARRIED

MOVED by Ald. Wilson,

THAT the communication from Mr. J. D. Henderson be received.

- CARRIED

3. Operation of Capilano Stadium

The Council received the following communication from the Board of Parks and Public Recreation, under date of June 24, 1970:

"At the June 22 meeting of the Board, the following minutes of the City Council, with respect to the Park Board's operation of the Capilano Stadium for the months of June to September inclusive, were considered:

'That the Council accept the Board of Parks and Public Recreation's offer for the management of Capilano Stadium during the summer season (June to September) for a trial period to determine if Capilano Stadium can be effectively and economically used by amateur sports, on the following conditions:

- (a) no capital improvements
- (b) budget to be submitted, the Board to pay 1/2 of any operating deficit.
- (c) the Board to submit suggested future uses for the Stadium after the trial period.
- (d) joint usage of the building facilities being worked out with the Social Planning/Community Development Department.
- (e) in due course, the Social Planning/Community Development Department to be placed in charge of the operation of Capilano Stadium.'

cont'd...

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COMMUNICATIONS OR PETITIONS (cont'd)

Operation of Capilano Stadium (cont'd)

Board members were very disturbed by condition (e) and requested me to obtain clarification of this point as it was agreed that the Social Planning/Community Development Department is not an operating department as such, and as this is a recreational facility, the Board felt maintenance and operation of the stadium should remain with the Board of Parks and Public Recreation if it is decided to continue to operate the stadium on a recreational basis. Will you please clarify this point for report to the Board.

The Board has made arrangements to operate the stadium for the summer for use by softball and baseball and as many other recreational sports as can be fitted in.

Will you please advise me as soon as possible on this matter."

It was pointed out that the Council resolution does not, in fact, determine the matter of future operation of Capilano Stadium and therefore the Council reviewed its motion of June 9th in this respect, which is quoted as follows:

"THAT the Joint Technical Committee of the Social Development Committee investigate multiple recreational uses of Capilano Stadium, including use by the Art Gallery and use for sport activities, for recommendation to Council by September 1, 1970, with a view in due course to the Social Planning/Community Development Department being placed in charge of the operation of Capilano Stadium."

MOVED by Ald. Hardwick,

THAT the communication from the Park Board be received and that Board be referred to the precise wording of the Council's resolution respecting future operation, as set out in the Council Minutes of June 9th, 1970;

FURTHER the Park Board be informed the City Council will be receiving a report from the Director of Social Planning/Community Development and at that time the Council will be interested in receiving the Park Board's views.

- CARRIED

4. Use of Existing Building, 3443 Dunbar Street  
(Climax Gardens Enterprises Ltd.)

The Council noted a communication from Climax Gardens Enterprises Ltd. respecting consideration by Council of an application to develop on a location at 18th Avenue and Dunbar Street.

The Council was informed the Board of Administration will be submitting a report on the matter to Council for its consideration at the next meeting.

MOVED by Ald. Adams,

THAT this communication be received.

- CARRIED

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Adjourned Council, July 9, 1970 . . . . . 5

COMMUNICATIONS OR PETITIONS (cont'd)

5. Emergency Youth Hostels:  
Armories

His Worship the Mayor presented copy of a telegram from the Secretary of State advising the Government has decided to make a certain number of D.N.D. Armories available for use as emergency hostels for itinerant and transient youth this Summer. It is stated that in Vancouver the Beatty Street Armory will be used for the purpose.

MOVED by Ald. Wilson,

THAT this telegram be received and referred for consideration of Council under 'New Business'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 3, 1970

Works and Utility Matters

(i) Disposal of Toxic and Flammable  
Liquid Wastes (Clause 10)

The Council considered Board of Administration report submitting information from the City Engineer respecting disposal of toxic and flammable liquid wastes as set out in this clause.

MOVED by Ald. Wilson,

THAT this clause be approved after inserting the words,

'and advise on methods'

in the second line of the recommendation following the words 'up-date its report'.

- CARRIED

MOVED by Ald. Broome,

THAT the City Council inform the Greater Vancouver Sewerage and Drainage Board it considers disposal of this material as a function of the Sewer Board and the Council requests that Board take action in respect of suitable disposal of such materials, to include the matters of suitable methods and sites for such disposal.

- CARRIED

(ii) Tender: Supply and Delivery of 4", 6", 8",  
12", 16" and 18" Water Pipe (Clause 18)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested, but not later than July 14, 1970.

(iii) Balance of Works and Utility Matters

MOVED by Ald. Broome,

THAT Clauses 1 to 9 inclusive and 11 to 17 inclusive of the report of the Board of Administration (Works and Utility matters), dated July 3, 1970, be adopted.

- CARRIED

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At this point the Council observed a short recess.

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Adjourned Council, July 9, 1970 . . . . . 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service & Health Matters

(i) Laburnum Trees (Clause 1)

MOVED by Ald. Hardwick,

THAT this clause be adopted after adding the words 'on public property' to part (1) of the recommendation of the Medical Health Officer.

- LOST

MOVED by Ald. Linnell,

THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated July 3, 1970, be adopted, and Clause 2 received for information.

- CARRIED

Harbours and Parks Matters

Damage to Trees on Street Boulevards  
(1400 block Nelson Street)

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Harbours and Parks matters), dated July 3, 1970, be received and a copy furnished to the Park Board for information.

- CARRIED

Building and Planning Matters

(i) Fire Damage:  
Suite at 1926 Ferndale Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

(ii) Proposed Addition to Existing Senior  
Citizens Apartment Building:  
1966 East 19th Avenue (Clause 3)

MOVED by Ald. Bird,

THAT this clause be adopted and in respect of proposed floor space ratio change, approval be granted accordingly.

- CARRIED

(iii) Development Permit Application within  
the Fairview Slopes Area:  
605 West 8th Avenue (Clause 5)

MOVED by Ald. Hardwick,

THAT the development permit referred to in this clause be not authorized and the Director of Planning requested to bring in a report on the rezoning of the Fairview Slopes area forthwith.

(not put)

MOVED by Ald. Bird, in amendment,

THAT the development permit be withheld pursuant to provisions of the City Charter, Section 570, to permit a Report Reference by the Director of Planning on,

- (a) this development permit application
- (b) the rezoning application re the Fairview Slopes area.

- CARRIED

The motion of Alderman Bird having carried, the motion of Alderman Hardwick was not put.

Adjourned Council, July 9, 1970 . . . . . 7

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

Building and Planning Matters (cont'd)

- (iv) Shannon Estates: Granville and 57th Avenue  
Extension of Development Permit #44070 (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

- (v) Roof Signs: Neon Products Ltd. )  
Roof Signs: General ) (Clause 8)

(a) The Board of Administration submitted a report of the Director of Planning for the information of Council in respect of three outstanding applications for roof signs received from Neon Products Limited on sites at the following locations:

8593 Granville Street  
 1541 West Broadway

It is pointed out that there is a proposed amendment to the Zoning and Development By-law for consideration at a Public Hearing. If the amendment is passed, such signs generally will not be permitted.

Neon Products Limited requests an opportunity to appear before the Council on the matter.

MOVED by Ald. Bird,

THAT these development permit applications be withheld pending the Public Hearing on the proposed By-law amendment to control roof signs.

- CARRIED

(b) The Council noted a communication from the Town Planning Commission, dated July 2, 1970, asking the Council consider making application to the Legislature to obtain a Charter Amendment enabling the City to require the removal of all roof signs in the City within a reasonable period.

MOVED by Ald. Wilson,

THAT the foregoing proposal of the Town Planning Commission be referred to Council when considering Charter Amendments and in the meantime, the Corporation Counsel be instructed to prepare a report on the suggestion for consideration at that time.

- CARRIED

(vi) Balance of Building and Planning Matters

MOVED by Ald. Linnell,

THAT, in respect of report of the Board of Administration (Building and Planning matters), dated July 3, 1970, Clauses 2 and 4 be adopted and Clause 7 received for information.

- CARRIED

Licenses and Claims Matters

Claim of Phyllis Prochera

MOVED by Ald. Linnell,

THAT the report of the Board of Administration (Licenses and Claims matters), dated July 3, 1970, be adopted.

- CARRIED

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Adjourned Council, July 9 , 1970 . . . . . 8

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

Fire and Traffic Matters

(i) Fire Department Annual Report (Clause 1)

MOVED by Ald. Adams,

THAT Clause 1 of the report of the Board of Administration (Fire and Traffic matters), dated July 3, 1970, be adopted.

- CARRIED

(ii) Fire Dispatch Panel (Clause 2)

The Board of Administration advised that, in connection with offers to supply Fire Dispatch Panel, the low bid submitted was from Glenayre Electronics Ltd., at a total cost of \$2,638.50, plus 5% Provincial Sales Tax. The lowest bid submitted for a panel manufactured by union labour was submitted by Humble Manufacturing Co. Ltd., at a cost of \$2,648.80, plus 5% Provincial Sales Tax.

MOVED by Ald. Adams,

THAT the low bid of Glenayre Electronics Ltd. at a total cost of \$2,638.50, plus 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

(not put)

MOVED by Ald. Wilson, in Amendment,

THAT the bid of Humble Manufacturing Co. Ltd., at a cost of \$2,648.80, plus 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

(carried)\*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE AMENDMENT

His Worship the Mayor  
Alderman Bird  
Alderman Wilson  
Alderman Calder  
Alderman Phillips  
Alderman Hardwick  
Alderman Rankin

AGAINST THE AMENDMENT

Alderman Linnell  
Alderman Broome  
Alderman Adams

The Amendment was declared,

- CARRIED\*

The Amendment having carried, the motion of Alderman Adams was not put.

Finance Matters

(i) Children's Jubilee Summer Camp  
Donation of Rowboats (Clause 1)

MOVED by Ald. Adams,

THAT Clause 1 of the report of the Board of Administration (Finance matters), dated July 3, 1970, be adopted.

- CARRIED BY THE  
REQUIRED MAJORITY



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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

- (ii) Request for Certain City Equipment:  
Native Daughters of B.C. (Clause 3)

The Board of Administration submitted report of the Purchasing Agent advising the Native Daughters of B.C. have requested an old Council Chamber chair and stove be donated to the organization for display at the Old Hastings Mill store museum. The value is estimated at \$50.00.

MOVED by Ald. Adams,  
THAT this Civic equipment be donated as requested.

- CARRIED BY THE  
REQUIRED MAJORITY

- (iii) Balance of Finance Matters

MOVED by Ald. Broome,  
THAT, in respect of report of the Board of Administration (Finance matters), dated July 9, 1970, Clauses 2 and 4 be adopted and Clause 5 received for information.

- CARRIED

B. Personnel Matters,  
Supplementary, July 3, 1970

MOVED by Ald. Broome,  
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 3, 1970, be adopted.

- CARRIED

C. Property Matters, July 3, 1970

- (i) Demolition of Houses on Lots 6 - 9  
Proposed Public Housing Project:  
S/S 3rd Avenue, betw. Burrard and Cypress Streets  
(Clause 2)

The Board of Administration submitted report of the Supervisor of Property and Insurance respecting demolition of houses on Lots 6 - 9, S/S 3rd Avenue between Burrard and Cypress Streets. The lots are required in connection with a consolidation scheme to make one 100' apartment site.

A communication from the Kitsilano Area Resources Council objects to this demolition of the houses in view of the fact these houses are presently occupied, and because of the need for housing.

MOVED by Ald. Adams,  
THAT the house at 1872 West 3rd Avenue be demolished forthwith in view of its poor condition and the Supervisor of Property and Insurance be requested to endeavour to relocate the sub-tenants in this house;

FURTHER the Board of Administration be requested to report back in respect of the houses on the remaining lots.

- CARRIED

MOVED by Ald. Linnell,  
THAT the communication from the Kitsilano Area Resources Council be received.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

- (ii) Cancellation of Sale of Lot 1:  
Ken B. Wakefield (Clause 3)

The Board of Administration submitted report of the Supervisor of Property and Insurance in respect of request by the purchaser, Mr. Wakefield, of Lot 1, S/S 48th Avenue between Tyne and Boundary Street, that the sale of this lot to him be cancelled and deposit of \$600.00 refunded because financing arrangements have not materialized.

MOVED by Ald. Calder,

THAT the request be granted and the deposit returned accordingly.

- CARRIED

- (iii) Sale of Residential Lots (RS-1):  
S.E. Sector (Clause 4)

The Board of Administration submitted report of the Supervisor of Property and Insurance as a result of sales of residential lots (RS-1) in the Southeast Sector. It is concluded that the reaction to the sale of these lots on the basis set by Council has been limited.

MOVED by Ald. Phillips,

THAT the balance of unsold RS-1, Single Family Residential Lots, in Area 'C' of the Southeast Sector, be placed on the market at a fixed price, without restrictions regarding the purchaser or the time within which the lots should be developed.

- CARRIED

- (iv) Continental Hotel:  
Residence for Transient Women (Clause 5)

In connection with this clause the Board of Administration filed an addendum of information dealing particularly with the rent and tax features and matters pertaining to repair and maintenance.

MOVED by Ald. Wilson,

THAT this clause be received for information, including the addendum from the Board of Administration.

- CARRIED

- (v) Gordon House Day Care  
1100 Block Pendrell Street (Clause 6)

MOVED by Ald. Phillips,

THAT this clause be adopted, except recommendation (b) which be reworded as follows and adopted:

'The agreement to be at a nominal rental for one year certain, subject to 3 months' notice of cancellation thereafter, and drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.'

- CARRIED

- (vi) Balance of Property Matters

MOVED by Ald. Linnell,

THAT Clauses 1 and 7 of the report of the Board of Administration (Property matters), dated July 3, 1970, be adopted.

- CARRIED

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COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Wilson,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

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The Council recessed at 12 noon to reconvene in open session  
in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber,  
His Worship the Mayor in the Chair and the following members of  
the Council present:

PRESENT: His Worship the Mayor  
Alderman Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips,  
Rankin and Wilson

ABSENT: Alderman Sweeney (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,  
SECONDED by Ald. Linnell,  
THAT this Council resolve itself into Committee of the Whole,  
His Worship the Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

D. Fire Department - Disposition of Fireboat  
J.H. Carlisle and Deployment of Personnel

It was agreed to defer the report of the Board of Administration  
dated June 22, 1970, re Fireboat J.H. Carlisle and Deployment of  
Personnel, pending the hearing of delegations as requested, except  
that it was

MOVED by Ald. Linnell,  
THAT the following recommendation 2, proposed by the Fire  
Chief, be adopted:

"that, to complete the provision of land based protection  
for the False Creek area, authority be granted for tenders  
to be called for the two remaining 1,500 g.p.m. pumpers  
in September 1970 for delivery at the earliest possible  
date in 1971. These pumpers to replace two 1,050 g.p.m.  
pumpers scheduled for replacement in accordance with the  
programme of apparatus replacement approved by City Council  
at their meeting of February 17, 1970."

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

F. Food Handling

The Board of Administration under date of June 15, 1970, submitted a report on food handling, pursuant to Council's request. In this report details are submitted by the Medical Health Officer in respect of the food handling control program. The following is extracted from the Medical Health Officer's report:

"If a training program for food handlers is considered to be the most promising solution to the problem of public protection, a very large educational program would be required for the estimated 20,000 food handlers in Vancouver. If it is the wish of Vancouver City Council to adopt a policy favouring training and certification of food handlers in Vancouver then a series of negotiations and studies would be carried out by the Health Department to include -

1. Exploration with the Vancouver School Board of the practicability and cost of an adult education program in food handling. These discussions would include reference to problems of staffing the instructional program and would be based on the assumption that the cost of this program would be borne by the persons receiving the training program (or by the employers on their behalf).
2. Examination of procedures and costs of carrying out the examination of food handlers to select those meriting certification.
3. Determination of the extent of the City of Vancouver's commitment required for the staffing of the co-ordinating and supervisory functions in relationship to this program.
4. Discussion with representatives of the food industry re the most practical program that would receive their support. The principle of food handler training is already supported by the Canadian Restaurant Association and also by some of the major employers of food handlers in Vancouver.
5. Discussions of necessary health by-law changes with the City of Vancouver Law Department."

The Board of Administration recommends the Health Department be authorized to prepare a plan in accordance with the five steps outlined above.

MOVED by Ald. Bird,

THAT the foregoing recommendation of the Board of Administration be approved and a copy of the report of the Board of Administration be forwarded to the appropriate officials of the Provincial Government.

- CARRIED

G. Proposed Camosun Park Extension:  
University Endowment Lands

The Board of Administration under date of June 30, 1970, submitted a report of the Director of Planning on a communication from the Park Board requesting the Provincial Government turn over all lands between 25th Avenue, 29th Avenue, 16th Avenue and Imperial Road, to the City for park purposes, and extend the City boundary westward around the proposed large park. Historical information is contained in the Director of Planning's report with details of the proposed location and park development.

. . . Cont'd.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Proposed Camosun Park Extension:  
University Endowment Lands (Cont'd.)

MOVED by Ald. Adams,

THAT the Park Board communication and information submitted from the Board of Administration and Director of Planning be received.

- CARRIED

H. Salary and Classification Review -  
Certain Clerical Positions (Museums)

The Board of Administration under date of July 2, 1970, submitted a report of the Director of Personnel Services in the matter of Salary and Classification Review of 11 clerical positions in the City Museums Department. The following is extracted therefrom:

"The recurring annual cost of this proposal, calculated at the final step in the applicable pay range at 1970 rates and including fringe benefits, will be approximately \$884. The Comptroller of Accounts advises that the additional funds for 1969 (6 months) and 1970 (12 months) estimated at \$354 are available within the 1970 Departmental budget.

The Acting Director of Museums is in agreement with all of the above recommendations.

The Assistant to the Business Manager of the Vancouver City Hall Employees' Association concurs with all of these recommendations except the position of Clerk Typist II, occupied by M. Waldron.

<u>SUMMARY</u>	<u>Present</u>	<u>Proposed</u>	<u>Effective</u>
<u>Incumbent</u>	<u>Classification</u>	<u>Classification</u>	<u>Date</u>
C.A. Pointer	Clerk Stenographer III, Pay Grade 13 (\$441-526)	No change	
J.A. Davis ) M. Anderson ) E.D. Stott ) R.A. Gosling)	Clerk Stenographer II, Pay Grade 10 (\$389-459)	No change	
P.S. Bredavs	Clerk Stenographer II, Pay Grade 10 (\$389-459)	Clerk Stenographer III, Pay Grade 13 (\$441-526)	July 1, 1969
M.A. Waldron	Clerk Typist II Pay Grade 9 (\$372-441)	No change	
V.N. Maye	Telephone Operator Typist II Pay Grade 9 (\$372-441)	No change	
B.J. McCormack	Clerk Typist I Pay Grade 5 (\$319-372)	No change	
E.M. Ferguson	Clerk II Pay Grade 12 (\$422-502)	No change	
E.W. Burton	Museum Clerk Attendant, Pay Grade 10 (\$389-459)	No change	

"

. . . Cont'd.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Salary and Classification Review -  
Certain Clerical Positions (Museum) (Cont'd.)

The Board of Administration recommends adoption.

A communication was received from the Vancouver City Hall Employees' Association requesting the position of Clerk Typist II (M. Waldron) be referred for consideration.

MOVED by Ald. Adams,

THAT the foregoing recommendations of the Board of Administration and the Director of Personnel Services be adopted, with the exception of that portion dealing with the Clerk Typist II position (M. Waldron) which be referred back to the Board of Administration.

- CARRIED

I. Earthquake Insurance

The Council considered further the report of the Board of Administration dated June 17, 1970, in regard to that portion relating to additional earthquake insurance. The remaining items in this report were dealt with by Council on July 7, 1970.

MOVED by Ald. Adams,

THAT no additional earthquake insurance be taken at this time.

(Lost)

MOVED by Ald. Linnell, in Amendment,

THAT the Council issue a firm order for \$10,000,000 earthquake insurance coverage on underground utilities with \$1,000,000 deductible, to Lloyds of London at an estimated cost of \$75,000 for three years.

(Lost)

The Amendment of Alderman Linnell was put. A tie vote resulted and, therefore, the Amendment was declared

- LOST

The Motion of Alderman Adams was put. A tie vote resulted and, therefore, the Motion was declared

- LOST

No further action was taken at this time.

J. Report of Standing Committee on  
Planning and Development, June 25, 1970

MOVED by Ald. Bird,

THAT the report of the Standing Committee on Planning and Development, dated June 25, 1970, be received.

- CARRIED

K. Report of Official Traffic Commission,  
June 22, 1970

MOVED by Ald. Linnell,

THAT the report of the Official Traffic Commission, dated June 22, 1970, be adopted.

- CARRIED

Adjourned Council, July 9, 1970 . . . . . 15

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Adams,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing Portion of the West Side of  
Clarendon Street, North of 41st Avenue

MOVED by Ald. Bird,  
SECONDED by Ald. Phillips,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of Clarendon Street dedicated by the deposit of Plan 1707 is surplus to our highway requirements; and

WHEREAS the abutting owner wishes to acquire the surplus portion of road;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 1707, described as follows:

BEGINNING at the south east corner of Amended Lot 11C (see 276493-L), Block 14, District Lot 394, Group 1, New Westminster District, Plan 1707;

THENCE N 1° 03' E, 17 feet, following in the easterly limit of said Amended Lot 11C to the point of commencement;

THENCE N 1° 03' E, 55.12 feet, continuing in the easterly limit of said Amended Lot 11C;

THENCE southeasterly 55.65 feet, more or less, in the arc of a circular curve to the left of radius 1,586.0 feet to intersection with a line drawn S 88° 31' E, 7.22 feet from the point of commencement;

THENCE N 88° 31' W, 7.22 feet to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 17, 1970, and marginally numbered LF 5422, a print of which is hereto annexed, be closed, stopped up, conveyed and subdivided with the abutting Amended Lot 11C (see 276493-L).

- CARRIED

2. Noise

Alderman Bird and Alderman Wilson submitted the following motion:

"THAT WHEREAS with the increasing industrialization and traffic congestion in the City of Vancouver the control of objectionable noise has taken on an increased importance;

AND WHEREAS the control of these objectionable noises has been the subject of prolonged study by various authorities;

. . . Cont'd.

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MOTIONS (Cont'd.)

Noise (Cont'd.)

AND WHEREAS the benefit of this research should be made available to permit the City to revise and improve existing legislation for the control of noise;

THEREFORE BE IT RESOLVED that a special committee of Council be struck to study the various measures adopted in other jurisdictions to control noise and to recommend to Council any necessary amendments to By-law No. 2531 being 'a By-law for the Abatement and Control of Noise in the City of Vancouver' and By-law No. 4338 being 'a By-law for the Abatement and Control of Objectionable Noises Emanating from Motor Vehicles in the City of Vancouver'."

(Notice)

Notice was called and recognized by the Chair accordingly.

3. Leave of Absence: Alderman Calder

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,

THAT Alderman Calder be granted leave of absence for one week, commencing July 27th.

- CARRIED

4. Planning Department Reports to Council: Major Issues

Alderman Hardwick submitted the following motion:

"THAT the Planning Department be instructed to amend methods of reporting to Council on major issues, such as Gastown, so that

- (a) background information,
- (b) policy questions, and
- (c) alternative action programs,

are clearly set out for Council's consideration."

(Referred)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Adams,

THAT the subject matter in the foregoing motion be referred to the appropriate Standing Committee for consideration.

- CARRIED

5. Purchase of 1969 Radar Set (Police)

MOVED by Ald. Linnell,  
SECONDED by Ald. Rankin,

THAT approximately \$1,400.00 be approved to the Police Department for the purchase of a 1969 radar set for use by the Traffic Department of the Police.

(Notice)

Notice was called and recognized by the Chair.



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Adjourned Council, July 9, 1970 . . . . . 17

ENQUIRIES AND OTHER MATTERS

Alderman Calder -  
Vancouver Tour  
Guide Services

referred to the organization of 'Vancouver Tour Guide Services' operated by University students and requested, for a three months period, the Guide Services personnel only be given pass privileges to the various civic facilities as appropriate.

MOVED by Ald. Calder,

THAT His Worship be authorized to arrange these pass privileges as he considers advisable.

- CARRIED

Alderman Hardwick -  
West End Traffic Report

requested the Board of Administration advise of the status of the West End Traffic Report.

Alderman Hardwick -  
Car Wash, Hornby Street

enquired respecting the necessity of the operation of a car wash on Hornby Street having to receive the consideration of the Board of Variance with respect to Sunday operation.

Having received an oral report from the Deputy Corporation Counsel on the matter, it was requested by Alderman Hardwick that the Corporation Counsel report on the reason for involvement of the Board of Variance in Sunday operation in respect of downtown car wash operations.

His Worship so directed.

Alderman Wilson -  
Procedure re Issuing  
of Licenses

requested a Report Reference relative to the procedure of issuing licenses and referred in particular to certain cases brought to his attention by way of complaints.

Commissioner Sutton Brown explained the procedure and requested details of any particular cases of complaint be brought to the attention of the Director of Permits as it is understood the present system is working satisfactorily.

Alderman Rankin -  
Retirement Age: Females

enquired with respect to the maximum retirement age for females. Commissioner Ryan explained the matter had been reviewed and when the matter of including the female personnel in the same retirement provisions as applies to male staff members generally, i.e. 65, was taken up with such personnel, the majority rejected the proposal.

Alderman Hardwick -  
Downtown Report

requested the Board of Administration advise at the next regular meeting when the Downtown Report will be available.

Adjourned Council, July 9, 1970 . . . . . 18

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips -  
Jericho Hostel  
for Transients

referred to a statement in the press by a Canadian Youth Hostel representative that there were considerable delays in commencing the hostel operation at Jericho, due to so much City 'red tape'. Commissioner Sutton Brown reported on the details of the discussions with the Canadian Youth Hostel representative, and that it is expected the development permit involved will be cleared at the next meeting of the Technical Planning Board.

Alderman Phillips -  
Lights: Swangard Stadium

enquired if the lights at the Capilano Stadium could be transferred for use at Swangard Stadium. Commissioner Ryan reported explaining why this would not be considered practical.

Alderman Bird -  
Sites for Public Housing

enquired with respect to reports from the Planning Department on sites for public housing, particularly senior citizens' housing in the western part of the City. Commissioner Sutton Brown advised there is a resolution of Council, instructing the Planning Department to continue investigating the matter of suitable sites for public housing projects. However, there does not appear to be any suitable sites available, apart from the South East Sector.

Alderman Bird -  
New System: Road Marking

referred to a new system for road marking and enquired of the City Engineer's opinion in this regard.

Commissioner Ryan advised that it is his understanding the City Engineer has a new machine on order which does involve a new system of operation.

NOTICE OF MOTION

Left Turns: Signalized Intersections

Alderman Wilson submitted the following Notice of Motion which was recognized by the Chair:

"THAT the City Traffic By-law be amended to restrict left turns at all signalized intersections, except those intersections provided with left turn signals or left turn bays."

(Notice)

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NEW BUSINESS

Itinerant and Transient  
Youth: Beatty Street Armoury

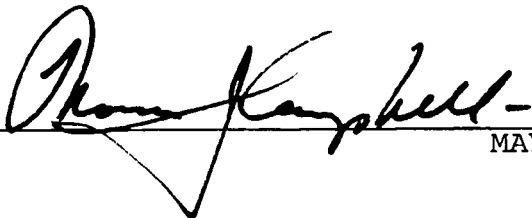
Council considered a telegram dated July 8th from the Secretary of State on the matter of the use of the Beatty Street Armoury as an emergency hostel for itinerant and transient youth this Summer. Details are set out in the telegram.


It was agreed His Worship investigate the details of this matter as quickly as possible and ascertain what particular assistance the Secretary of State expects from the City of Vancouver.

The Council adjourned at approximately 3:00 p.m.

\* \* \* \* \*

The foregoing are the Minutes of the Adjourned Council dated July 9, 1970, and the reports referred to are those on Page(s) 181-233..

  
MAYOR

  
D/CITY CLERK

JULY 3RD, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Encroachment on to lane at rear of West  
Half of Lot 4, Block 56, D.L. 185,  
S/S Robson Street West of Cardero Street

"A new development is to be constructed on the west half of Lot 4, Block 56, D.L. 185. At the present time there is a garage on a concrete foundation at the rear of the property which extends approximately 11 inches onto the 33 foot lane. The applicant requests this encroachment be validated.

I RECOMMEND that the encroachment of the garage onto the lane abutting the west half of Lot 4 be validated in accordance with the Encroachment By-law, the rental to be \$18.00 per annum in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of W/S Clarendon Street  
North of 41st Avenue

"The owner of Amended Lot C, Block 14, D.L. 394, N/W corner 41st Avenue and Clarendon Street has made application to subdivide his property into two lots. There is a jog in Clarendon Street across 41st Avenue and Clarendon Street is to be widened from 66 feet to 86 feet. To eliminate the jog and make a street 86 feet in width, a portion of Lot 11 is required for the widening of the street, and a portion of street is surplus to our highway requirements. The south 17 feet of Lot 11 is also required for the widening of 41st Avenue.

I RECOMMEND that the portion of road shown outlined red on plan marginally numbered LF 5422 be closed, stopped and up and conveyed to the owner of Lot 11 in exchange for the portion of Lot 11 required for street purposes, the closed portion of street to be subdivided with Lot 11."

Your Board RECOMMENDS that the foregoing be approved.

3. Leasing of Argyle Street South  
of Kent Avenue South

"An application has been made by B.C. Monumental Works Ltd. to lease Argyle Street from Kent Avenue South to the Fraser River. The applicant has been using portion of the street for several years and the balance of the street is in an untidy condition and partly covered with brush.

I RECOMMEND that Argyle Street between the southerly limit of Kent Avenue South and the Fraser River be closed, stopped up and leased to the B.C. Monumental Works Ltd. subject to the following conditions:

- a) The term of the lease to be for a 10 year period subject to a one year's notice of cancellation if required for municipal purposes.
- b) The rental to be \$50.00 per month, subject to review after five years in accordance with the recommendation of the Supervisor of Property & Insurance.
- c) The ditch on the easterly side of the lease area to be kept clear and open at all times by the Lessee.
- d) The brush to be removed by the Lessee.
- e) The lease area to be kept in a neat and tidy condition.
- f) At the termination of the lease the site to be left in a condition satisfactory to the City Engineer.
- g) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer on Trinity Street from East of  
Kamloops Street to Nanaimo Street

"T.V. inspection shows this old sewer is in very poor condition. The estimated cost of relaying is \$18,500.

I RECOMMEND that \$18,500 be appropriated from Account Code 0116/7904, 'Reconstruction and Relief - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer on 30th Avenue from 350 feet East  
of St. George Street to St. George Street.

"T.V. inspection prior to proposed paving shows this old sewer is in very poor condition. The estimated cost of relaying is \$8,000.

I RECOMMEND that \$8,000 be appropriated from Account Code 0116/7903 'Prior to Paving - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer on Pender Street from Slocan Street to  
Penticton Street.

"T.V. inspection prior to proposed paving shows this old sewer is in poor condition. The estimated cost of relaying is \$11,500.

I RECOMMEND that \$11,500 be appropriated from Account Code 0116/7903 'Prior to Paving - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

7. Closing Lane East of Rupert Street  
North of B.C. Hydro Right-of-Way

"The assembly of lands for a potential housing project (FP 13) requires the closing of the lane east of Rupert Street from the B.C. Hydro right-of-way to the lane north.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF.4313 be closed, stopped up and title taken thereto and the closed lane be subdivided with the abutting City lands."

Your Board RECOMMENDS that the foregoing be approved.

8. Sewer on York Avenue from mid-block  
Manhole West of Arbutus Street to  
Arbutus Street

"T.V. inspection shows this old sewer is in poor condition. It is also too small and, in this area, should be replaced with a larger twin sewer, preparatory to eventual sewer separation.

The estimated cost of the new twin sewer is \$11,900.

I RECOMMEND that \$11,900 be appropriated from Account Code 0116/7904 'Reconstruction and Relief - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

9. Sewage Disposal System Connection  
W. B. Brown, 3635 Turner Street

The Medical Health Officer reports as follows:

"The owners of 3635 Turner Street were requested to have their premises connected to the City sewer system. However, they advise that they are unable to comply with our order and they have authorized the work to be done by the City and costs be added to the tax roll for the above property."

Your Board  
RECOMMENDS:

- (a) That the City Engineer be authorized to provide the usual sewer connection on the City property and the Building Inspector to approve the submitted account for the balance of the connection when completed to the Building Inspector's satisfaction.
- (b) That the charges for the above work be added to the tax roll on the property at 3635 Turner Street.

10. Disposal of Toxic and  
Flammable Liquid Wastes

The City Engineer reports as follows:

"In April, 1970, the Municipality of Burnaby closed its Stride Pit disposal area to receipt of 'liquid wastes' from surrounding municipalities. This created an immediate problem for certain 'liquid waste' collectors and certain industries and commercial operations. As a result, representations have been made to His Worship the Mayor and certain members of Council and to the Medical Health Officer, the Director of Permits and Licenses and to the City Engineer, pointing out the difficulties which have developed in connection with disposal of these kinds of wastes and seeking an early solution to the problem.

In 1968, anticipating the general growth of this kind of problem in the Greater Vancouver area, I discussed it with the Commissioner for the Greater Vancouver Sewerage and Drainage District, as a result of which he recommended to his Administration Board that he be authorized to undertake an investigation of the subject. On January 30, 1969, his Board authorized the investigation and in November, 1969, the Commissioner submitted his report to the Sewerage District. I quote the conclusion of that report:

'Conclusion

Disposal of toxic and flammable liquid trade wastes in the Greater Vancouver area does not warrant, at this time, the establishment of a regional disposal system by a public organization. It has been generally accepted that disposal of difficult wastes is the responsibility of the industry generating the wastes and no justification can be seen for any change in this philosophy. Specific problems should be dealt with on an individual basis as is done to control air pollution; that is, by adequate regulations to control disposal coupled with strict enforcement of such regulations.'

Since that report was received, Metropolitan Seattle has become concerned about facilities for handling oily wastes. Also since that time, the Greater Vancouver Regional District has established a committee on waste disposal, and I believe that committee has in mind the problem that may be developing respecting disposal of toxic and flammable liquid wastes.

I have recently discussed this situation with Commissioner Bunnell of the Greater Vancouver Sewerage and Drainage District, and we both recognize, apart from the problems put to us by the businesses and industries to which I have made reference, there is the rapidly growing concern that both the municipal sewerage systems and the Sewerage District systems and disposal plants can become adversely affected at an increasing rate, if adequate solutions are not found for the handling of these materials.

If Council approves the recommendation herein, I shall supply the Sewerage District with what information we have received, including the representations which have been made to His Worship the Mayor and the civic departments referred to.

This recommendation is being submitted on behalf of the City Medical Health Officer, the Director of Permits and Licenses and the City Engineer.

AMENDED  
SEE PAGE 116

I recommend that Council request the Greater Vancouver Sewerage and Drainage Board to up-date its report on the Disposal of Toxic and Flammable Liquid Wastes and that, of course, examination be coordinated with whatever work is being done by the Regional District's committee on waste disposal."

.... Cont'd.

Board of Administration, July 3, 1970 . . . . . (WORKS - 5)

Clause 10 Cont'd.

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

11. Closing a Portion of the Lane South  
of Georgia Street West of the Lane  
West of Glen Drive in Block 95, D.L.  
181-B.C. Tube Supply Ltd.

The Deputy City Engineer and Supervisor of Property & Insurance report as follows:

"An application has been received from B.C. Tube Supply Ltd. to acquire a portion of the lane south of Georgia Street west of the lane west of Glen Drive. This portion of lane is dead-end and unopened.

The Company owns Lot E of Block 120, D.L. 181, and is acquiring adjoining Lot F from the Burlington Northern Railway. The applicant is acquiring a portion of Lot C in Block 95, D.L. 181 (being Railway right-of-way) and wishes to acquire the portion of lane to make possible a railway track within a proposed building on Lot F.

There are two easement areas in Lots E and F which will have to be cancelled, to which the B.C. Hydro has agreed.

We recommend that the portion of lane in Block 95, D.L. 181, coloured red on plan marginally numbered LF 5423, be closed and stopped up and sold to the owner of Lots E and F, Block 120, D.L. 181, subject to the following conditions:

- (a) The sale price to be \$400.00;
- (b) The closed lane to be consolidated with Lots E and F of Block 120, D.L. 181, and a portion of Lot C, Block 95, D.L. 181, as shown on a plan of subdivision prepared by J. E. Hermon, B.C.L.S. and attested to on the 24th day of April 1970;
- (c) The utility easements at the southeast corner of Lot E and the northeast corner of Lot F to be cancelled;
- (d) The poles in the aforementioned utility easements to be removed, to the account of the applicant, to the City Engineer's satisfaction."

Your Board

RECOMMENDS that the foregoing report of the Deputy City Engineer and Supervisor of Property & Insurance be adopted.

12. Tender No. 46-70-1 - Supply of Sewer  
and Waterworks Grey Iron Castings

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on May 25, 1970, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

The 5% Provincial S.S. Tax is in addition to all prices shown in this report and in the working tabulation.

Funds for the purchase of these supplies are provided in the Revenue and Capital Budget.

.... Cont'd.



Board of Administration, July 3, 1970 . . . . . (WORKS - 6)

Clause 12 Cont'd.

This tender call was for 25 items. The total costs shown below are estimated only, and are based on anticipated requirements for 12 months.

We recommend acceptance of the low bids as follows:

Dobney Foundry Ltd.

11 items at a total cost of \$74,204.88.

McLean & Powell Iron Works Ltd.

8 items at a total cost of \$3,889.20.

Mainland Foundry and Engineering Ltd.

6 items at a total cost of \$33,735.40.

When Council has made the awards, contracts will be prepared to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS the report of the Purchasing Agent and City Engineer be approved.

13. Tender No. 39-70-2 - Trucks

Tenders for the above were opened by your Board on May 19, 1970, and referred to the City Engineer and Purchasing Agent for report.

A copy of the working tabulation is on file in the Purchasing Agent's office.

The officials concerned report as follows:

"The 5% Provincial Sales Tax is in addition to all prices shown in this report and in the tabulation.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for all purchases are provided in the Truck Plant Replacement Fund except for 12 of Item 17 (two from 1970 General Revenue Budget and \$100,000 from 1970 Contingency Reserve to upgrade ten 16 yd. packers approved by Council).

This tender call consists of 19 items. This report deals with Items 8, and 13 to 18 inclusive. The remaining items will be dealt with in a later report to the Board of Administration.

Federal Sales Tax (FST) is not included in vehicles which are to be used in the maintenance and building of roads. This will apply to:

Item 13	-	one unit
Item 14	-	two units
Item 15	-	two units
Item 16	-	one unit

Item 8 - 9 ft. Van

Two bids were received.

Bid No. 1 from Pacific GMC does not meet specifications.

.... Cont'd.

Clause 13 Cont'd.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid to meet specifications, Bid No. 2, from International Harvester Company for two (2) only IHC Model M1500 at a total price of \$10,527.76 (\$5,263.88 each).

Item 13 - 19,500 GVW Conventional Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for two (2) only IHC Model 1600 (one complete with power steering) at a total price of \$9,494.02 (one at \$4,408.87 less Federal Sales Tax and one at \$5,085.15 including FST and power steering).

Item 14 - 22,000 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for two (2) only IHC Model C01610A Trucks at a total price of \$11,514.28 (two at \$5,757.14 complete with right hand steering, less Federal Sales Tax). When Federal Sales Tax is included, Pacific GMC (Bid No. 2) is low bid, but their bid does not meet specifications. The City Engineer and Purchasing Agent recommend acceptance of the low bid meeting specifications from International Harvester Company, for the one IHC Model C01610A, at \$6,470.56 complete with 132" cab axle measurement at \$37.00 and Federal Sales Tax at \$676.42.

Item 15 - 27,500 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for three (3) only IHC Model C01810A Trucks at a total price of \$22,342.06 (two at \$7,149.99 complete with wedge brakes at \$42 each less Federal Sales Tax and one complete with wedge brakes at \$42 including Federal Sales Tax at \$8,042.08).

Item 16 - 33,000 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for one (1) only IHC Model C01810A Truck at a total price of \$8,027.55 (\$7,985.55 plus \$42 for wedge brakes).

Item 17 - 41,000 GVW Tandem Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for thirty-two (32) only IHC Model C0F1910A Trucks complete with wedge brakes and diesel engine at a total price of \$510,386.24 (\$14,686.17 plus \$1,181.50 for optional diesel engine and \$81.90 for optional wedge brakes each).

Item 18 - 41,000 GVW Tandem Tilt Cab & Chassis

Four bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for one (1) only IHC Model C0F1910A Truck complete with wedge brakes at a total price of \$13,654.96 (\$13,573.06 plus \$81.90 for optional wedge brakes).

.... Cont'd.

Board of Administration, July 3, 1970 . . . . . (WORKS - 8)

Clause 13 Cont'd.

When Council has made the awards, Contracts will be prepared to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS the report of the above officials be approved.

14. Amendments to the Plumbing By-law No. 4068

The City Engineer and the Director of Permits and Licenses report as follows:

"Your Board has received from the City Engineer and the Director of Permits and Licenses the following proposed amendments to the Plumbing By-law No. 4068, which they consider are necessary and desirable at this time, to control the admission of industrial wastes into the City's sewers and the pollution of the environment.

Section 5.10

Change heading from 'Storm Sewers' to 'Connections to Public Sewers'.

Change 5.10(5) to:

'The sanitary and storm drainage systems of all buildings, other than one and two family dwellings in all areas of the City shall be entirely separate and separate building (house) sewers shall be constructed to the property line where public sewers are available. The sanitary and storm drainage systems of one and two family dwellings shall be separate in separate system areas only, unless otherwise required by the City Engineer or the Medical Health Officer.'

Section 5.12

Change 'Combined Sewer' to 'Required Diameters of Building Sewers' and change the text to:

'The diameter of every building (house) sewer and building (house) sewer extension shall be determined in accordance with Tables 24A, 24B and 24C of this By-law.'

Section 1.7 - Enforcement

1.7.1(5) - Add after 'public sewer': 'or obstruct the sewer or drain or be injurious to personnel maintaining or operating the sewerage or drainage system.'

Change 1.7.1(6) to: 'No person shall discharge into a sanitary sewer, a storm sewer, or a combined sewer any of the following:

1.7.1(6) (a) - Waste water having a pH lower than 5.5 or higher than 9.5.

(b) - Waste water containing suspended solids exceeding six hundred (600) p.p.m. or having a B.O.D. exceeding five hundred (500) p.p.m.

(c) - Waste water containing more than 150 p.p.m., or a lesser amount, as fixed by the City Engineer for a particular establishment, of fat, oil or grease or other matter that is soluble in petroleum ether.

.... Cont'd.

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Clause 14 Cont'd.

- (d) - Waste water containing any floating flammable material or more than 15 p.p.m. floating oil or grease of a mineral origin or tar, or more than 150 p.p.m. stable emulsified oil, or grease of mineral origin.'

Renumber the present clauses

- 1.7.1 - (6) to (7)  
1.7.1 - (7) to (8)  
1.7.1 - (8) to (9)

Section 1.4.21 - Special Manholes

'The City Engineer may require a special manhole on any building (house) sewer extension. The cost of such manhole shall be paid by the owner of the premises served by the building (house) sewer extension.

The City Engineer and the Director of Permits and Licenses may also require that any property discharging industrial waste to the public sewer shall have installed on the building (house) sewer or the building (house) sewer extension, a control manhole suitable for the inspection and sampling of the discharged wastes. The design and location of such manhole shall be approved by the City Engineer and the Director of Permits and Licenses. The manhole shall be installed and maintained at the sole expense of the owner of the premises and shall be accessible at all times to the City Engineer and the Director of Permits and Licenses and their authorized representatives. All industrial wastes discharged to public sewers from premises where inspection and sampling manholes are required shall pass through such manholes.'

We recommend that:

- (a) The above changes and amendments to Plumbing By-law No. 4068 be adopted.
- (b) The Corporation Counsel be instructed to prepare the necessary amendments to the Plumbing By-law No. 4068.
- (c) The effective date of the By-law changes to be August 1, 1970."

Your Board

RECOMMENDS that the recommendations of the City Engineer and the Director of Permits and Licenses be adopted.

15. Development Permit No. 48152:  
First Phase Project 200

The following report has been received from the Corporation Counsel:

"It is a condition of the above-mentioned development permit that Project 200 Investments Limited grant to the City a sublease of the lands over the Canadian Pacific right-of-way necessary to erect an elevated highway extension of Howe Street. Project 200 is not in a position to grant this sublease, but the Canadian Pacific Railway has offered to grant to the City an easement over the land necessary to accommodate the extension, provided, however, that such grant would not be made until the City designed an extension satisfactory to the Canadian Transport Commission. The grant, when made, would be in perpetuity and the consideration therefor would be the sum of \$1.00. In other words, the Railway is prepared to enter into an agreement with the City that when the City is ready to proceed with the construction of the highway, the Railway will execute a registrable easement in favour of the

.... Cont'd.

Clause 15 Cont'd.

City. Canadian Pacific's reason for making the grant conditional upon the City proceeding with the construction of the highway is that the Company should not be required to commit defined lands to a purpose which might never be implemented.

While the Railway's undertaking to grant an easement in the future would not be registrable in the Land Registry Office (the present grant of an easement would be registrable), Canadian Pacific takes the position that if it renders itself unable to perform the covenant by conveying inconsistent land interests to other persons, the City would be entitled to expropriate the necessary interests and the City could recover the damages flowing from such breach of agreement from Canadian Pacific.

The position taken by Canadian Pacific is reasonable, and I recommend that the City enter into an agreement with the Canadian Pacific whereby the Company undertakes to grant to the City an easement substantially in the form attached to the agreement when the City has designed an extension of Howe Street which conforms with the regulations and order of the Canadian Transport Commission. The form of the agreement and the easement attached thereto to be satisfactory to the parties."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

16. Underground Wiring to serve the proposed  
Subdivision of Land in the City of Vancouver

The Director of Planning and City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

- (1) Lot "B", Block 3, D.L. 2027 - w/s Glendalough Place  
(see Drawing S-177)
- (2) Lot "A", Sub. 19 to 22 of 3, Block 1001, D.L. 526 -  
7578 Montcalm Street - (see Drawing S-178)
- (3) Lot "A", Sub. 9, Block "A", D.L. 327 - 1033 S.E. Marine  
Drive - (see Drawing S-179)
- (4) Lots 7 and 8, Block 23, D.L. 196 & Lots 20 and 21,  
D.L. 2037 - 939 Main Street - (see Drawing S-180)

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City'

as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.'

.... Cont'd.

Clause 16 Cont'd.

The Director of Planning and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground, as these are minor subdivisions in developed blocks, which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivisions Control By-law for the above-noted subdivisions."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

17. Vancouver Sea Festival Parade - 1970

The City Engineer reports as follows:

"This report refers to an application by the General Manager of the Sea Festival Society to hold a parade on Saturday, July 11th, 1970. The proposal, which is the same as that approved for the past two years, is as follows:

ASSEMBLY:

Hastings Street from Burrard Street to Bute Street.  
Bute Street from Hastings Street to Melville Street.  
Thurlow Street from Hastings Street to Melville Street.  
Eveleigh Street from Thurlow Street to Burrard Street.

ROUTE:

East on Hastings Street to Granville Street.  
South on Granville Street to Georgia Street.  
West on Georgia Street to Nicola Street.  
North on Nicola Street to Pender Street.  
East on Pender Street to Bute Street.

DISPERSAL:

The same as the assembly area with the addition of Pender Street from Bute Street to Burrard Street.

The participants will form up and judging will take place between 8:00 a.m. and 10:00 a.m. on Saturday, July 11th, 1970, with the Parade scheduled to be under way no later than 10:30 a.m.

The proposal has been discussed in detail with the Police Department and the Transit Authority, who have no objections provided the necessary parking prohibitions and barricades are provided.

The proposal also includes a dais for dignitaries on the south side of Georgia Street in front of the Court House Fountain. The dais will be placed on the street just prior to the Parade and removed immediately after.

In accordance with Council resolution, dated June 9th, 1964, the signing and Policing of the streets involved in the Sea Festival Parade will be carried out by the City, without charge.

.... Cont'd.

The Society also requests permission to hold a street dance each night except Sunday, during the Sea Festival week from 9:00 p.m. to midnight, on Beach Avenue in the vicinity of Alexandra Park.

It is recommended that the Sea Festival Society be granted permission:

- (a) To hold a parade in the Downtown area at 10:30 a.m. on Saturday, July 11th, 1970, the route and the assembly and dispersal areas to be as described herein.
- (b) To erect, in conjunction with the Parade, a dais for dignitaries; provided the Sea Festival Society agrees to assume full responsibility, satisfactory to the Corporation Counsel, for any personal liability or property damage arising through this installation.
- (c) To hold a street dance from 9:00 p.m. to midnight each night except Sunday, during Sea Festival week. The location of the dance to be Beach Avenue in the vicinity of Alexandra Park."

Your Board

RECOMMENDS the aforementioned report of the City Engineer be adopted.

RECOMMENDATION AND CONSIDERATION:

18. Tender No. 57-70-4 - Supply and Delivery of 4", 6", 8", 12", 16" and 18" Water Pipe

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on May 11, 1970, and referred to the City Engineer and Purchasing Agent for tabulation and report.

A condensed tabulation is attached. All taxes and charges are included in the tabulation and report.

The tender and specifications provided for prices to be received on the supply and delivery of approximately one year's supply of pipe, consisting of 16" and 18" ductile iron or steel pipe, and 4", 6", 8" and 12" ductile iron pipe.

The 18" size pipe is being deferred pending further investigation of the specifications submitted by one of the bidders.

Bids to specifications were received from Canron Ltd., Stanton Pipes Ltd., John Davidson Ltd., Interprovincial Steel & Pipe Corp. Ltd. and Canadian Phoenix Steel & Pipe Sales (Eastern) Ltd. on both types of pipes.

Bids were also received from Canadian Johns-Manville Co. Ltd. and Atlas Asbestos Co. for the supply of Asbestos Cement Pipe.

Asbestos Cement Pipe is used in some rural areas, and in cities where the soil is of a largely corrosive nature. It is not recommended for use within the City because:

- (a) Compared with ductile iron or steel it is weaker under all structural conditions which affect water pipe.
- (b) Its installed life is not known, whereas present installations are required to last at least 100 years.
- (c) Its lack of corrosion, which is its main advantage, is paralleled in ductile iron pipe and steel pipe by using on these pipes the specification coatings.

.... Cont'd.

Clause 18 Cont'd.

- (d) While its installed cost is somewhat similar to ductile iron pipe, its reduced capacity, due to its smaller inside diameter, would reduce local domestic and fire flows, unless counter-balanced by a larger size pipe installation.

Because the award of this tender involves the matter of Recommendation and Council Consideration, we submit this report in three Parts:

PART I

Recommendation - of lowest bid to specification:

6" Ductile Iron Pipe - Canron Ltd. at an estimated cost of \$45,000.00

8" Ductile Iron Pipe - John Davidson Ltd. at an estimated cost of \$80,560.00

PART II

Recommendation - Ductile Iron Pipe considered to give greater value than Steel Pipe:

16" Ductile or Steel Pipe

The low bid was submitted by Interprovincial Steel & Pipe Ltd. for steel pipe at a total estimated cost of \$20,615.50.

The low bid for Ductile Iron Pipe was submitted by John Davidson Ltd. at a total estimated cost of \$21,643.00, or approximately \$1,027.50 or 5% higher than the low bid.

Because the wall thickness of Ductile Iron Pipe is 48% greater than steel pipe, it will give a considerably longer maintenance-free life.

We believe this longer life more than offsets the additional cost.

Acceptance of the bid submitted by John Davidson Ltd. for the supply of Ductile Iron Pipe at an estimated cost of \$21,643.00.

PART III

Council Consideration - the matter of union status is involved.

4" and 12" Ductile Iron Pipe

The lowest bid to specifications was submitted by Stanton Pipe Ltd. for pipe manufactured by non-union labour. The lowest bid to specifications for pipe manufactured by union labour was submitted by John Davidson Ltd.

A comparison of these bids is as follows:

<u>Description</u>	<u>Stanton Pipe Ltd.</u>	<u>John Davidson Ltd.</u>	<u>Differ- ence in Cost</u>	<u>% Differ- ence</u>
4" Ductile Iron Pipe	approx. \$25,350.	approx. \$25,480.	\$130.00	.5% ( $\frac{1}{2}$ of 1%)
12" Ductile Iron Pipe	approx. \$124,920.	approx. \$125,820.	\$900.00	.75% ( $\frac{3}{4}$ of 1%)

When Council has made the award, contracts will be prepared to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, and submits part III for Council Consideration.

(Delegation requests: see copies of correspondence attached)

\* \* \* \* \*



JUL 9 1970

Board of Administration, July 3, 1970 . . . . . (SOCIAL - 1)

SOCIAL SERVICES AND HEALTH MATTERS

RECOMMENDATION:

1. Laburnum Trees

On June 9th Vancouver City Council discussed the danger posed by the laburnum trees in the City and requested a report of the Medical Health Officer to include reference to the policy of the Park Board in respect to laburnum trees.

The Medical Health Officer reports as follows:

"There are scores of shrubs, trees and flowers which are known to be toxic if parts or all of these plants are ingested.

It is obvious, however, that of all these the laburnum tree has a particular danger owing to the appendage of the tree which appears very similar to a pea pod. It is probably for this reason that several poisonings are brought to the attention of the Poison Control Centre in Vancouver each year. It is also true that there are fatal cases of such poisoning on record elsewhere, although none has been confirmed in Vancouver.

Information has been obtained from the Board of Parks and Public Recreation with respect to laburnum plantings in Vancouver. The Deputy Superintendent of Parks reports as follows:

'Further to your telephone inquiry re laburnum trees growing on City property, the following list is an approximate number of trees presently growing on public property:

City Parks	-	53 trees
Boulevard Trees	-	298 "
	Total	<u>351</u> trees

Cost of removing @ \$20.00 per tree	-	\$7,020.
Cost of replanting @ \$15.00 per tree	-	<u>5,265.</u>
	TOTAL	<u>\$12,285.</u>

It may be of interest to you to know that we have not planted any laburnum since 1954, and that approximately 100 trees have been removed over the last 15 years, and these were mostly in the Renfrew and Fraserview housing areas.'

It would appear, therefore, that there is some justification for progressively removing laburnum trees and prohibiting their planting.

After discussions with Corporation Counsel it would appear that this could be accomplished by an amendment to the City Health By-law which could prohibit the planting of laburnum trees.

It is suggested that laburnum trees now on private property be left alone, except where they overhang public property, in which case they could be ordered to be removed in accordance with the existing provisions of the City Charter. I would, therefore, like to recommend

- (1) That the City of Vancouver Health By-law be amended to prohibit new plantings of laburnum trees.

.... Cont'd.

JUL 9 1970

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Board of Administration, July 3, 1970 . . . . . (SOCIAL - 2)

Item 1 (ont'd.)

- (2) That trees on private property posing a hazard be dealt with under the existing sections of the City Charter.
- (3) That the Board of Parks and Public Recreation submit a plan to the Vancouver City Council for the removal and replacement of laburnum trees in boulevards and in parks in Vancouver."

Your Board

RECOMMENDS that the recommendations of the Medical Health Officer be adopted.

INFORMATION:

2. Transient Youth Hostels -  
Alexandra Neighbourhood House & Y.M.C.A.

The Acting Social Service Administrator reports as follows:

"Council on April 28, 1970, instructed the Social Service Department to enter into negotiations with the Neighbourhood Services Association about the operation of a hostel for young people in its building at 1726 West 7th Avenue.

It was estimated initially that the cost of renovations to meet by-law standards, would be approximately \$10,000. With an occupancy of 48 persons, the per diem rate to recover the cost of renovations would be \$1.80 amortized over four months and .90¢ if amortized over eight months. With the reduced estimate of \$5,740 the per diem rate for renovations would be \$1.00 over four months and .50¢ over eight months, assuming full occupancy.

On June 15, 1970, the Provincial Department of Rehabilitation and Social Improvement approved a per diem rate of \$5.80 of which approximately \$4.00 would be for staff, food and supplies. The balance of \$1.80 would then be available to amortize the renovations. This amount should make it possible for the \$5,740 advanced by Neighbourhood Services to be recovered in less than three months, so that it should not be necessary for the Neighbourhood Services to request a grant from City Council to recover the amount advanced as suggested in letter sent to City Council on June 5, 1970, by Mr. Charles Flavelle, Chairman, Board of Management, Alexandra Neighbourhood House.

This hostel has been in operation since June 25th, 1970, with a capacity of 20 young women. The Y.M.C.A. Hostel in Dawson School gym commenced operation on Thursday, June 18th, for 50 young men and has been filled to capacity. Food service for these young men is provided by a local cafe on a per diem basis."

Your Board submits the foregoing report for information of Council.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 167

HARBOURS AND PARKS MATTERSINFORMATION:1. Damage to Trees on Street Boulevards  
(1400 Block Nelson Street)

At a meeting of the Park Board on April 27, 1970, it was regularly moved and seconded:

"That prior to removal of trees from City boulevards by developers or individuals, permission should be obtained from the City Engineer in consultation with the Park Board and if said permission is granted, that compensation should be made to the City for removal and replacement of said trees."

The Deputy City Engineer reports as follows:

"The removal of trees from City Streets is prohibited by the Street and Traffic By-law, Section 78, as follows:

No person, other than a duly authorized officer or employee of the City or Park Board acting in pursuance of his duties, shall dig up or in any manner injure or destroy any tree, flower, foliage, flowering plant, foliage plant, or shrubbery in any street."

Thus the removal of trees by developers or individuals is specifically prohibited.

There are occasions where a tree has to be removed by a developer in order to gain access to his property. Where such removal is justified, permission is granted by the Engineering Department at the time the access is approved, and the Superintendent of Parks is so notified. However, where space is available on the boulevard, the developer is required to bear the cost of planting a tree of a variety approved by the City Engineer and the Superintendent of Parks to replace the tree to be removed. In a few cases, where the existing pavement width is substandard and a local widening will be a benefit to both the thru and local traffic, a widening of the pavement has been approved. This is subject to the developer bearing the cost of removing the existing trees and planting new ones, if boulevard space is available, in addition to the cost of constructing the widened pavement.

It is considered that this procedure provides adequate protection against the abuse of boulevard trees by developers of abutting property.

The Engineering Department has never experienced any reluctance on the part of developers or individuals to replace damaged or destroyed trees to the satisfaction of the City Engineer.

This matter is submitted to Council for information.

\* \* \* \* \*

Board of Administration, July 3, 1970 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Fire Damage:  
Suite 1926 Ferndale Street

Mr. M. Tymos has written requesting permission to re-build the third floor attic recently destroyed by fire. The City Building Inspector reports as follows:

"The building at 1926 Ferndale Street consists of a basement, two full storeys and a third floor attic. The attic which contained a dwelling unit was completely destroyed by fire and the owner wishes to re-build the accommodation. The Building By-law does not permit the erection of a wood frame building to more than two storeys in height.

Section 1.7.6 of the Building By-law states that the Building Inspector may permit repairs to an existing non-conforming building provided the cost of the work does not exceed the assessed value of the building. Mr. Tymos advises that the cost of the work is estimated to be not more than \$5,000 but the contractor who applied for the permit says it would be about \$10,000. The assessed value is \$8,781.00.

It is my opinion that the third floor occupancy should not be permitted because of the fire-hazard inherent in high wood-frame buildings. Repairs should be confined to the installation of a roof with a pitch low enough to prevent the installation of living quarters at this level.

It is recommended that a new roof be permitted on the fire damaged building at 1926 Ferndale Street but that the pitch be such that occupancy will not be possible."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

DELEGATION REQUEST

-

MR. M. TYMOS

2. Rezoning: Area bounded by the lane  
north of 10th Ave., Pine St., 16th Ave.,  
and Burrard Street

The Director of Planning reports as follows:

"An application has been received from Mr. J. Brand, 3608 Greentree Avenue, North Vancouver, requesting an amendment to the Zoning and Development By-law whereby all of Blocks 368, 388, 408, 428, 468, Lots 11-20, Block 348, D.L. 526 being the area bounded by the lane north of 10th Avenue, Pine Street, 16th Avenue and Burrard Street would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

Since receipt of the application, Mr. J. Brand has confirmed by letter to exclude lots 11-20, Block 448, D.L. 526, now city park and lot 20, Block 348, D.L. 526, now zoned C-2 Commercial at the north east corner of 10th Avenue and Burrard Street.

cont'd . .

Board of Administration, July 3, 1970 . . . . (BUILDING - 2)

Clause 2 continued

Attached to the application was a submission by Mr. J. Brand, President of the South Granville Property Owners' Association, on behalf of the property owners in the area, which refers in part to the Low Density Multiple Housing Report but also states points in favour of the RM-3 Multiple zoning:

'Transportation - the maximum distance in the 1700 Block is three blocks to Granville. Substantially higher revenue to the City by way of property taxes and a general up-grading of the area which consists of homes thirty to forty years old.'

Attached also were 103 signatures indicating ownership within the area who join in the application for rezoning.

The Technical Planning Board in considering this application submitted a report to City Council on this application following which Council, after hearing representation from Mr. J. Brand, President and Margaret Gouraud, Secretary and Vice President of the South Granville Property Owners' Association together with Mr. R.J. Hyndman of Viewpoint Holdings Ltd. and Tupper Holdings Ltd., resolved:

'THAT the Technical Planning Board and Town Planning Commission be requested to report on the advisability of rezoning at the present time to RM-3 Multiple Dwelling District only the area bounded on the north by the lane south of Broadway, with the exception of lot 20, Block 348 (photography studio), Burrard Street on the west, Pine Street on the east and 14th Avenue on the south, i.e. taking no action on the half blocks bounded by 14th and 16th Avenues and Burrard and Pine Streets.'

The Technical Planning Board, at its meeting on June 5, 1970, recommend that only a portion of the area requested by Mr. J. Brand (et al) be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District, that is ...

all lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine Street on the east and 14th Avenue on the south."

Your Board RECOMMENDS that the report of the Technical Planning Board be received and the application be referred to a Public Hearing after report from the Town Planning Commission.

(Circulated for the information of City Council is the report dated April 24, 1970 and attached map).

RECOMMENDATION & CONSIDERATION

3. Proposed Addition to Existing Senior Citizens Apartment Building - 1966 East 19th Avenue

The Director of Planning reports as follows:

"Townley, Matheson & Partners, Architects, on behalf of the New Chelsea Society have filed a development permit application #51507 requesting permission to construct an addition to the Senior Citizens apartment building at 1966 East 19th Avenue.

cont'd . .

Board of Administration, July 3, 1970 . . . . (BUILDING - 3)

Clause 3 continued

BRIEF HISTORY

City Council at a Public Hearing on December 19th, 1966, approved the rezoning of this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District subject to certain conditions, two of which being:

- (a) The detailed scheme of development (Senior Citizens development) to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be residential in character and in accordance with the RM-1 District Schedule but not to exceed two storeys in height.
- (b) The owners to first dedicate a 10' wide lane allowance along the easterly side of the property and also first acquire from the City the westerly portion of the City-owned Lot D after approval to subdivide such Lot D has been first received from the Approving Officer; arrangements to be first made to lease back from the City the newly dedicated 10' wide lane allowance along the easterly side of the property until such time as the lane is opened by the City.

Because of access problems to adjacent sites, the rezoning was subsequently ratified not including the westerly portion of Lot D.

Council will recall that a request was recently submitted by the New Chelsea Society to purchase this westerly portion of Lot D which was subsequently approved by Council on April 14, 1970.

The maximum floor space ratio permitted by Council's resolution at the time the existing Senior Citizens development was constructed was 0.50. The floor space ratio now proposed (0.73) would be similar to that recently approved for Senior Citizens developments on the 1400 Block East 12th Avenue and the 1400 Block East 13th Avenue.

The Technical Planning Board, after advice from the Design Panel on architectural design, recommends that this development permit application be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the construction of an addition to the existing apartment building for Senior Citizens located on this site, subject to the following conditions:

- (1) Prior to the issuance of the Development permit:
  - (a) The sale of that portion of Lot D lying between the southerly production of the westerly and easterly boundaries of Block 13 to be first completed in accordance with the Resolution of City Council dated April 14, 1970.
  - (b) Revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:
    - (i) details of all landscaping and treatment of open portions of the site including the proposed treatment of that portion of Lot D when it is no longer used for access purposes;
    - (ii) the provision of 12 off-street parking spaces in accordance with the requirements of Section 12 of the Zoning and Development By-law.

cont'd . .

Board of Administration, July 3, 1970 . . . . . (BUILDING - 4)

Clause 3 continued

- (2) The off-street parking areas are to be provided including surfacing and curbing in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
- (3) All landscaping and treatment of the open portions of the site to be provided in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained; the southerly portion of the site now used for vehicular access to the adjoining site is to be landscaped in accordance with the approved plans when the vehicular access is no longer required."

The Technical Planning Board's recommendation of approval is subject to City Council's concurrence permitting the change in the floor space ratio.

Your Board submits the foregoing report of the Director of Planning with respect to floor space ratio for CONSIDERATION and RECOMMENDS that the recommendations of the Technical Planning Board be endorsed.

- 4. Use of the building at 2025 West 16th Ave.  
X-Kalay Foundation Society

City Council on November 4, 1969, when dealing with Development Permit Application 49488 to use an existing building at 2025 West 16th Avenue for the "X-Kalay Foundation Society" resolved that:

"The Technical Planning Board be advised the City Council's view is that the proposed use of the building at 2025 West 16th Avenue, by the X-Kalay Foundation Society, should be permitted for a period of one year on the understanding the whole matter will be further reviewed for report back to Council within six months time;

FURTHER THAT this permission be restricted to not more than nineteen residents, as recommended by the Medical Health Officer."

The Director of Planning reports that:

"The Technical Planning Board on November 7, 1969, approved Development Permit Application #49488 permitting the rehabilitation centre for a limited period of one year expiring November 30, 1970, for nineteen residents only, subject to certain conditions.

On an appeal to the Board of Variance from the Decision of the Technical Planning Board the Board of Variance amended the decision of the Technical Planning Board by adding the words 'Finally for nineteen persons at the end of November 30, 1970.'

As certain requirements prerequisite to the issuance of the Development Permit, were not completed by the Applicant, the Development Permit could not be issued until February 27, 1970. The development permit as issued included a requirement that three off-street parking spaces, in compliance with the regulations of the Zoning By-law, be provided by no later than April 30, 1970, and that all other required works be completed by July 15, 1970.

Since issuing the Development Permit no further correspondence has been received by the Planning Department from surrounding property owners regarding the use of 2025 West 16th Avenue."

cont'd . . .

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JUL 9 1970

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Board of Administration, July 3, 1970 . . . . . (BUILDING - 5)

Clause 4 continued

The Medical Health Officer reports that:

"This Department has received no complaints within the past six months which involved the X-Kalay Society at this address. However, an inspection on March 29, 1970, revealed that sleeping accommodation existed as follows: 23 single beds, 2 double beds, and 3 cribs. An order was issued by this Department to the Society to reduce the sleeping accommodation to the approved number of 19 beds immediately.

A further recheck was made on June 5, 1970, and Mr. E. Allard, at this time, admitted to an occupancy of 25 adults, and 3 infants. The bed count indicated 28 beds and 3 cribs. Mr. Allard stated that he did not intend to reduce the occupancy to 19 and, furthermore, he would never turn anyone away from the door who was in need of help regardless of how much room was available.

Our efforts to persuade the X-Kalay Society to comply with the maximum occupancy of 19 persons, as set by City Council on advice of the Medical Health Officer, have been unsuccessful. We have experienced some difficulty in making inspections of these premises to ascertain the existing occupancy.

This Department is postponing any further action in regard to these premises pending receipt by Council of this report."

The Director of Social Planning/Community Development reports that:

"On June 17, 1970, a letter was received from Mrs. Gordon Clark of 2116 West 39th Avenue, writing on behalf of her sister-in-law, who lives next to X-Kalay. The letter complains of noise coming from the X-Kalay house and obscene language. No other complaints have been received by the Social Planning Department from the residents of the area concerning the manner in which the X-Kalay building and grounds are being maintained, nor have any complaints been received concerning the behaviour of X-Kalay residents.

On December 2, 1969, a letter was received from the Children's Aid Society incorporating a report from a former resident of X-Kalay that was critical of the treatment she received from the Society, of the fee charged for services rendered and that the required condition of becoming a member of the Society was the turning over of her personal assets (in excess of \$6,000.00) to X-Kalay.

On December 5, 1969, a letter was received from another resident of the X-Kalay Society, praising that Society for the excellent care and treatment she had received.

In December 1969, Mr. E. R. Rickinson, Deputy Minister of Social Welfare, forwarded a copy of a letter sent to him by Mr. Berner, Executive Director of X-Kalay, requesting financial support from the Province. The letter, dated December 17, 1969, included the admission by Mr. Berner that 'our resident population has doubled in a period of two months'. It thus suggested that the Society was not limiting its number of residents to nineteen, as required by City Council.

At a meeting of the Community Services Co-ordinating Committee (COSEC), comprised of officials from the Provincial Department of Social Welfare, United Community Services and the City of Vancouver, it was resolved: 'that no financial assistance be recommended for X-Kalay Society as long as X-Kalay requires residents to convey all their property, real and personal, to the Society and because X-Kalay's present accounting procedures are considered inadequate.'

cont'd..



Board of Administration, July 3, 1970 . . . . . (BUILDING - 6)

Clause 4 continued

It is possible for an agency, unfettered by the niceties of accounting procedures and trained professional staff, to be more effective in accomplishing its goals than conventional organizations. I would be concerned, however, that a considerable increase in the number of residents at X-Kalay will result in a decrease in the quality of their programme. City Council approved a recommendation of the Medical Health Officer, that the use of the building by X-Kalay be limited to not more than nineteen persons in residence. I recommend that compliance with this condition be enforced."

The Director of Permits and Licenses reports that:

"An inspection, after the 60 day period noted in Condition No. 2 of Development Permit 49488 referring to off-street parking spaces, shows that this has not been provided in accordance with approved plans.

11 items have been noted by our Building Division which require correction. 5 have been completed.

Our inspector was told verbally by the Executive Director that the building has been sold and an agreement for sale has been completed. X-Kalay expect to vacate the building by August 1st, 1970." \*\*

\*\*NOTE: As at Friday, June 26, 1970, there was no record at the Land Registry Office of any proposed property transaction for this building.

The Director of Permits and Licenses has advised that any further action is being deferred pending the consideration by City Council of this report.

Your Board RECOMMENDS that the foregoing reports be received and that unless satisfactory information has been first received AMENDED  
SEE PAGE 201 by City Council by no later than July 14, 1970, in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970, then the conditions of approval of the Development Permit together with other City By-laws be enforced in accordance with normal procedures.

5. Development Permit Application within  
the Fairview Slopes Area at 605 West 8th Avenue

The Director of Planning reports as follows:

"Beatty Construction Company Limited has filed a Development Permit Application #52347 as amended June 10, 1970, to erect a building at 605 West 8th Avenue to be used for a warehouse on the main floor, and a wholesale development on the second floor.

The site located at the north-west corner of Ash Street and West 8th Avenue has a 100' frontage on West 8th Avenue and a depth of 120' on Ash Street.

Form of Development

The proposed building would provide a 19 car underground off-street parking area with vehicular access from Ash Street. The main floor would be a general warehouse. The second floor would be a wholesale development for 'B.C. Dental.'

There is no City lane allowance at the rear of the site. The off-street loading bay for the main floor is provided from Ash Street. The off-street loading bay for the second floor is provided from West 8th Avenue.

cont'd...

Board of Administration, July 3, 1970 . . . . . (BUILDING - 7)

Clause 5 continued

Zoning Position

The site is zoned as an M-1 Industrial District. The use of the building as a warehouse and for a wholesale business is 'out-right use' in this M-1 Industrial District subject to the development complying with all relevant regulations of the Zoning and Development By-law.

The site is within the Fairview Slopes area. City Council on January 13, 1970, instructed the Director of Planning to make application to amend the Zoning and Development By-law to provide in part for the development of residential and commercial uses on the Fairview Slopes area (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets).

This rezoning application has been filed. At the present time, a draft zoning schedule for the area is being finalized by the Planning Department for preliminary review by the Technical Planning Board, in the near future.

Relationship of requested Development Permit  
Application to proposed application to amend  
Zoning and Development By-law

The subject site is within Block 319 bounded by West 8th Avenue, Heather Street, West 7th Avenue and Ash Street.

The greater portion of the subject block has been recently re-developed with four warehouse type uses; building permits being issued between June 1968, and June 1969.

The remaining area of the block is run-down and is likely to redevelop for similar type uses.

Because of the existing recently constructed developments and the unlikelyhood of redevelopment being required in the foreseeable future; the present zoning study of the Fairview Slopes area indicates that there should be no change of zoning in this block so as to permit, at the present time, residential development.

**RECOMMENDED:**

That the Director of Planning be authorized to issue Development Permit Application #52347 thereby permitting the warehouse and wholesale development subject to the development complying with all regulations and requirements of the Zoning and Development By-law, etc.

(Compliance with all regulations and requirements of the Zoning and Development By-law, etc., will require the submission of further information regarding provision of the required off-street parking facilities as well as a problem being first satisfactorily resolved regarding the already approved use of the subject site as required off-street parking facilities for an adjoining development.")

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

Board of Administration, July 3, 1970 . . . . . (BUILDING -8)

CONSIDERATION

6. Shannon Estates - Granville and 57th Avenue  
Extension of Development Permit #44079

The Director of Planning reports as follows:

"On June 22, 1970, a letter with attached plans was received from Mr. R. Raimet of Erickson-Massey, Architects and Planners, requesting on behalf of Frank Stanzl Construction Ltd:

- (a) a minor amendment to the plan of development originally approved by Development Permit #44079,
- (b) a further 12 month extension to Development Permit #44079 under Part III, Section 8(5)(c) of the Zoning and Development By-law.

Mr. Raimet's letter points out in part that there is very little change to the project from that previously presented for development permit. The overall appearance, height of units, exterior materials, location of buildings, gross floor area, landscaping, etc., remain the same. The major change will be to permit custom planned condominiums rather than rentals but with the renovated apartments in the existing buildings to remain rental units. Also, they wish to phase the development with the first phase commencing in the Spring of 1971 and the completion of the fourth phase to be in the fall of 1972.

Because of the present market conditions and the present labour and financial situation they wish to amend the scheme and get a one year extension for the validity of the current development permit.

Council will recall following a Public Hearing on July 18, 1967, the site was rezoned to CD-1 Comprehensive Development District for a townhouse development subject to a number of conditions. On March 12, 1968, Development Permit #44079 was issued.

On December 9, 1969, following representation from Mr. W.A. Street on behalf of Wall & Redekop Ltd., Council resolved:

'THAT the developers of Shannon Estate be advised that the Council will agree to an extension of their development permit for a period of three months up to March 31, 1970, and at the end of this period of extension a report be submitted to the Council on the matter by the Director of Planning.'

and

'THAT the developers of Shannon Estate be asked to appear before the Council in thirty days in order that the Council may be informed by them of what their current proposals are and to what extent they are in a position to implement them.'

On January 13, 1970, on hearing representation from Mr. W.A. Street, Council resolved:

'THAT the Director of Planning renew the development permit for a limited period of time, expiring June 30, 1970.'

With reference to the request for an extension of time and the late date in which it was received, the time limit set by Council for the extension of Development Permit #44079 will expire on June 30, 1970, seven days prior to Council first receiving this request.

cont'd...

Board of Administration, July 3, 1970 . . . . . (BUILDING - 9)

Clause 6 continued

With reference to the sketch plans submitted for a minor amendment, time has not permitted Planning staff to fully examine the proposed changes nor to advise if they are acceptable. It is expected, however, that such plan examination will have been completed by the time this report is considered by Council.

Should Council wish to grant Mr. Stanzl a further period of time to arrange his financing and for the City to analyze the revised scheme, the Director of Planning could be instructed to renew Development Permit #44079 under Section 8(5)(c) for a limited period of time. It is suggested that a six month period would be adequate to assess both the financing and the project itself rather than the 12 month period requested.

A letter dated June 29th, 1970, has been received from Mr. D.T. Braidwood, Solicitor, on behalf of four property owners in the area objecting to the extension."

Your Board submits the foregoing report of the Director of Planning for Council's consideration.

DELEGATION REQUESTS - Mr. D.T. Braidwood, Solicitor  
- Frank Stanzl Construction

(Circulated for the information of Council are the following:

- Letter from Mr. R. Raimet, dated June 22, 1970
- Board of Administration report dated December 5, 1969
- Council's resolutions dated December 9, 1969 and January 13, 1970
- Letter from Mr. Braidwood dated June 29th, 1970)

INFORMATION

7. Super Valu Parking Lot - S/S Kingsway between Harold and Wessex Streets - Drive-In Church Service

The Director of Planning reports as follows:

"A letter dated June 4th, 1970, addressed to His Worship the Mayor, was received from Reverend R.H. Galbraith, Pastor of the Collingwood Baptist Church, requesting to use the existing Super Valu parking lot on the south side of Kingsway between Harold and Wessex Streets to conduct a series of Sunday evening drive-in Church services during the month of July.

This property is zoned C-2 Commercial District whereby the use of the land as a Church is a conditional use requiring approval of the Technical Planning Board.

The Zoning Planner has discussed the matter with the Deputy Corporation Counsel and it is agreed that the use as proposed by Reverend Galbraith would require a Development Permit Application approved by the Technical Planning Board.

Reverend Galbraith has been advised by the Zoning Planner of the necessity for a Development Permit Application and urged that same be made forthwith so that it may be considered at an early date by the Technical Planning Board."

Your Board submits the foregoing report of the Director of Planning for the information of Council.

(Circulated for the information of Council is the letter dated June 4, 1970, from Rev. R.H. Galbraith, and reply dated June 23, 1970.)

Board of Administration, July 3, 1970 . . . . . (BUILDING - 10)

8. Roof Signs

The Director of Planning reports as follows:

"City Council on June 23, 1970, considered a Board of Administration Report dated 19th June, regarding a proposed amendment to the Zoning and Development By-law No. 3575 to control roof signs. A proposed By-law amendment now stands referred for consideration at Public Hearing.

There are three outstanding applications for roof signs made by Neon Products Limited as follows:

- (1) A 8' x 4' rotating roof sign (first party) related to a restaurant at 8593 Granville Street. This is in a C-2 Commercial District.
- (2) A 34' x 42' flashing roof sign (third party) on the west side of the roof of 1541 West Broadway. (C-3 Commercial District).
- (3) A 34' x 42' flashing roof sign (third party) on the north side of the roof of 1541 West Broadway. (C-3 Commercial District).

If the proposed By-law amendment is enacted, signs of this nature will no longer be permitted.

The plans for the above application No. 1 were received for examination in the Department of Permits and Licenses on June 9th, 1970, and for applications Nos. 2 and 3, on June 10th, 1970. In examining the situation with the City Law Department, it is advised that the application dates should be taken as June 9th and 10th respectively.

As these dates are prior to the date of making application to amend the Zoning and Development By-law, action to withhold the permits under Section 570 of the Vancouver City Charter is precluded.

The Sign Company concerned has been contacted, but is unwilling to voluntarily withdraw the applications.

Unless directed otherwise, the permits will, therefore, be issued in the normal way."

Your Board submits the foregoing report of the Director of Planning for the information of City Council.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 167 + 168

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Board of Administration, July 3, 1970 . . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim of Phyllis Prochera

The Corporation Counsel reports as follows:

"The claimant's 1963 Volkswagon and contents consisting of camping equipment were sold at a City auction under the mistaken belief that they were the property of another. The incident was due in part to the fact that the claimant had encountered difficulty in registering the vehicle in her name.

In my opinion, the City would be held to be liable to the claimant. The claimant's solicitor has agreed to accept \$900.00 in full settlement of the claim including legal costs and expenses. This amount is in order.

Accordingly, I recommend that Council authorize payment of \$900.00 in full settlement of the above claim."

Your Board

RECOMMENDS that the report of the Corporation Counsel be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 168

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Board of Administration, July 3, 1970 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Fire Department Annual Report

In accordance with the provisions of the Fire Department by-law, the Chief of the Fire Department has submitted the 84th Annual Report which covers the departmental activities for the year 1969.

Your Board

RECOMMENDS that the report be received.

(Copies of the report are circulated for the information of Members of Council)

CONSIDERATION:

2. Offer No. 29-170-7 -  
Fire Dispatch Panel

Offers for the above were opened in the Purchasing Agent's Office on June 26, 1970. The low bid was submitted by Glenayre Electronics Ltd. for a panel made by non-union labour at a total cost of \$2,638.50 plus 5% Provincial S.S. Tax.

The lowest bid for a panel manufactured by union labour was submitted by Humble Manufacturing Co. Ltd. at a total cost of \$2,648.80 plus 5% Provincial S.S. Tax. This bid is \$10.30, or approximately .4% higher than the low bid.

This item is referred to Council, as union status is involved.

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FOR ADOPTION SEE PAGE(S) 169

Board of Administration, July 3, 1970 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Children's Jubilee Summer Camp Association  
Donation of Rowboats

Your Board submits the following report of the Director of Social Planning/Community Development respecting an application for a grant in 1970 of \$2,500 by Children's Jubilee Summer Camp Association for the purchase of rowboats.

"This summer camp, located at Indian Arm, has operated for 35 years. It depends almost entirely for its survival on volunteer labour and private contributions. Fifty percent of the 436 children who attend this camp, which is open for 48 days each summer, are Vancouver residents. Children's Jubilee Camp has been operating on a low budget for the past several years. Their management group of volunteers is comprised of some people who have struggled for years to make the camp operation a success.

About a year ago, on June 24, 1969, the Joint Technical Committee re Social Planning/Community Development recommended that Jubilee Summer Camp Association:

- (a) Increase its registration fees by at least \$3.50 per child;
- (b) Request a service club to help them purchase a new boat to transport children and supplies to Indian Arm;
- (c) Seek relief from real property taxes for the camp site from the North Vancouver District Council;

and that a grant of \$1,000 to the Association be considered by City Council.

At a regular meeting of City Council on July 8, 1969, the motion to grant \$1,000 to Jubilee Summer Camp was lost. Jubilee Summer Camp's request for 1970 is for 10 aluminium rowboats @ \$250 per boat to teach youngsters water safety, rowing and boat handling.

The City has for disposal 5 rowboats which were to have been sold at public auction on June 20th. These are evaluated at \$50.00 per boat and have been examined by Jubilee Summer Camp officials and found suitable for their purpose. The Director of Finance and the Superintendent of Parks and Public Recreation have agreed to their being withdrawn from the auction pending Council's receipt of this report. They both understand this means a loss of revenue to the Park Board of \$250. The Director of Social Planning/Community Development recommends that these five boats, formerly used by the Park Board, be donated by the City to the Jubilee Summer Camp Association."

If Council does not see fit to adopt the recommendation of the Director of Social Planning/Community Development, then Mr. J. Dobson, President of the Association, wishes to appear as a delegation.

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted.



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Board of Administration, July 3, 1970 . . . . . (FINANCE - 2)

2. Revenue Budget - Overtime  
City Clerk's Department

The City Clerk reports as follows:

"During the budget review, the appropriation for overtime was established by the Budget Committee at \$1,000. Due to increased work this year, this has resulted in the year's appropriation being consumed in the first four months of the year.

At present, this Department has 37 weeks of staff vacation to absorb; 17 weeks of this total is from the five senior members. The present illness of one of the five senior members is conservatively estimated to be six weeks in two three-week periods. This will mean that the Department will have to absorb this absence, which is over 35% of the normal vacation for this group, as it will not be possible to hire temporary help of this type for these two short periods.

The policy determined for this Department is that as much overtime as is possible is taken by the staff as compensating time and this policy is continuing. However, due to the pressure of workloads this year, as was anticipated, less than a usual amount of compensating time has been taken and the staff have been paid in part. Now due to the illness of a staff member, less possibility of compensating time will occur.

In view of the above and with the knowledge that further overtime will be necessary this year, I recommend that \$1,500 be provided from Contingency Reserve to Account Code 7062/723 (Salary Overtime)."

Your Board RECOMMENDS that the foregoing recommendation of the City Clerk be adopted.

CONSIDERATION

3. Request for an Old Council Chair  
and a Pot-bellied Stove

The Purchasing Agent reports as follows:-

"The Native Daughters of B.C. have requested that the City donate to their organization an old Council chair and a pot-bellied stove for display at the Old Hastings Mill Store Museum.

There are a number of chairs and pot-bellied stoves in surplus storage, and they are scheduled for disposal over the next two auctions.

We estimate that the two items requested would bring a total of approximately \$50.00 if sold at auction."

Your Board submits the foregoing report for the consideration of Council.

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Board of Administration, July 3, 1970 . . . . . (FINANCE - 3)

RECOMMENDATION

4. Agreement - City and Pacific National Exhibition  
re Partial Repayment of City's Pacific Coliseum  
Construction Grant

The Director of Finance reports as follows:

"On May 12, 1970, Council referred back a report on this matter pending further discussions between Pacific National Exhibition authorities and the City's Director of Finance and Chairman of the Finance Committee.

The agreement with the Pacific National Exhibition is not explicit in certain respects and the discussions have been held with P.N.E. officials with respect to what items of the nature of depreciation of equipment, provision for plant replacement, and general administration and park maintenance would be appropriately chargeable against gross revenues in determining the amount of net revenues available, of which 25% is to be repaid to the City.

The following items are considered to be appropriate charges:

Depreciation provision on equipment with useful  
life of up to 7 years (approx.)

- (a) Depreciation on equipment based on the useful lives thereof which varies from one to seven years, including mechanical ice surface conditioning equipment.

Provision for Replacement of heating, refrigeration  
and other plant, and seating

- (b) An amount to provide for plant which must be replaced one or more times during the normal life of the building. The P.N.E. policy sets this provision at 10% of gross revenues. This basis for calculation is unusual but does, in fact, appear to produce a reasonable result, and therefore it does not seem necessary to deviate from P.N.E. normal policy.

Proportion of Administration and Park Maintenance

- (c) The agreement provides that expenses will include 'the buildings proportionate share of the Exhibition's Administrative and Park Maintenance expense'. These expenses are apportioned on the basis of gross revenues. The total expenses involved in 1969 were \$432,931 and the method of apportioning allocates \$47,298 as the Coliseum share. This method of apportionment was in effect at the time the agreement was signed and was apparently intended to apply, and the resultant charge cannot be said to be disproportionate in any obvious way.

Cumulative Surpluses & Deficits

- (d) The intent of the agreement is that if the building operation produces a surplus, then 25% will be paid to the City as repayment, but the agreement does not deal with what

. . . Cont'd.

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Board of Administration, July 3, 1970, . . . . . (FINANCE - 4)

Clause No. 4 (Cont'd.)

occurs in the years when there is a deficit. The Pacific National Exhibition requests that annual surpluses be offset by annual deficits in determining the amount available towards the repayments. This does not appear to be an unreasonable approach.

- (e) The P.N.E. has agreed to include net scoreboard advertising revenue.

The original statement before adjustments showed a profit of \$3,891 in 1969 and a loss of \$80,150 for the part year of 1968 but it had been anticipated that some adjustment would be required.

The adjusted figures are as follows:

	Year ended <u>Sept. 30/69</u>	9 months ended <u>Sept. 30/68</u>
Auditor's Statement of Operating Profit, subject to following items	\$164,598	\$ 32,018
Add: Advertising Revenue from scoreboard (net)	<u>13,013</u>	<u>6,381</u>
	\$177,611	\$ 38,399
Deduct:		
Depreciation provision on equipment	27,096	21,488
Provision for Plant Replacement	44,455	27,610
Proportion of Administration & Park Maintenance Expense	<u>47,298</u>	<u>32,624</u>
Adjusted Surplus . . . . .	<u>\$ 58,762</u>	
(Deficit) . . . . .		<u>(\$43,322)</u>
Surplus 1969	\$ 58,762	
Deficit 1968	<u>43,322</u>	
Net Surplus (Cumulative)	<u>\$ 15,440</u>	
Repayment amount 25% of \$15,440		<u>\$3,860</u> (1968 & 1969 net)

Current year estimated surplus

As information for Council, the Coliseum budget for the current year after adjustment for items as above shows an estimated surplus for the year ending September 30, 1970 of \$28,908, which on the 25% basis per the agreement would produce a repayment of \$7,227.

. . . Cont 'd.

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Board of Administration, July 3, 1970 . . . . . (FINANCE - 5)

Clause No. 4 (Cont'd.)RECOMMENDATION

Recommended by the Director of Finance that the foregoing methods of adjusting items (a) to (e) as set out above for purposes of calculating the net Surplus of the Coliseum under the agreement be confirmed as being satisfactory to the City and that payment of \$3,860 be accepted for the two periods ending September 30, 1969."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

INFORMATION

5. Analysis of 1970 Property Tax Roll  
for Single Family Residences

The following report has been received from the Director of Finance:

"Herewith submitted is the regular annual report showing the taxes paid by single family residences. The statistics on the two Exhibits are shown in stepped groups which make it easier to determine how many taxpayers are below any particular level of taxation.

As a very large majority of single family residences are owner occupied and the owners are therefore eligible for the home-owner grant, the taxes have been shown net of the home-owner grant.

Exhibit I is grouped in steps of general taxable value and shows the taxes payable at each level, whereas Exhibit II is a summarization of Exhibit I based on groupings of the tax payable shown in Exhibit I.

The groupings in Exhibit II do not match exactly for general and school taxes as \$50 tax groups were used but the brackets are sufficiently close to show the trend.

The average total tax (general plus schools plus Hospital District) is \$462 minus the home-owner grant (net \$302). Approximately 65% of the taxpayers pay this amount or less. This average is the one normally reported to Council when discussing the total tax paid by the hypothetical single family residential taxpayer.

Council will note that the General Tax columns include the Hospital District tax."

Your Board submits the report of the Director of Finance for information.

(Exhibit I and Exhibit II are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 169 + 170

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTJULY 3, 1970RECOMMENDATIONS

1. "Short Term Post Graduate Training Course"  
Mr. R.J. Caldwell, Health Department.

The Director of Personnel Services reports as follows:

"The City Medical Health Officer has requested that approval be given to grant Mr. R.J. Caldwell, Statistician, ten (10) days Leave of Absence With Pay, July 20 to July 31, 1970, in order that he may attend the Summer Session of Statistics in Health Sciences to be held at the University of Washington from June 22 to July 31, 1970. Mr. Caldwell will be using nineteen (19) days of his annual vacation entitlement to attend.

All expenses are being met through a Short Term Post Graduate Training Grant. Therefore the only cost to the City would be Leave of Absence With Pay.

On June 10, 1969, City Council approved a similar request of the City Medical Health Officer which granted Mr. Caldwell four weeks Leave of Absence With Pay to attend the Summer Session on Statistics in the Health Sciences at the University of Washington.

Mr. Caldwell will review statistical methodology used in epidemiologic investigation; biostatistics will also be included. Knowledge of such material would be very valuable to the City and the Health Department.

I therefore recommend that in accordance with the request of the City Medical Health Officer, Mr. R.J. Caldwell be granted ten days Leave of Absence With Pay from July 20 to July 31, 1970, inclusive."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Auto Allowances -  
Mr. R. Kleyn and Mr. J. Gorton,  
Data Processing and Systems.

The Director of Finance reports as follows:

"The Co-ordinator of Data Processing and Systems has requested auto allowances for the position of Systems Analyst I, presently occupied by Mr. R. Kleyn, and Systems Analyst II,

. . . Cont'd.

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Board of Administration, July 3, 1970 ..... (SUPPLEMENTARY PERSONNEL - 2

Clause No. 2 (Cont'd.)

presently occupied by Mr. J. Gorton. These two Systems Analysts are required to spend a certain amount of time working on projects away from their normal place of work, and will be using their own cars as the time factors involved make the use of Pool Cars restrictive and expensive.

It is recommended that auto allowances of 11¢ per mile be granted to Mr. R. Kleyn, Systems Analyst I, and Mr. J. Gorton, Systems Analyst II, effective June 1, 1970."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

3. "Data Processing Management Training and Technical Course" - Mr. R.L. Hawkins, Co-ordinator of Data Processing & Systems.

The Director of Personnel Services reports as follows:

"I.B.M. is sponsoring a course at U.B.C. on August 16-21, 1970, which is designed for Data Processing and Systems managers. The Course is divided into two sections - the first is a series of non-elective management courses which are specifically directed to the unique problems of managing a data processing and systems organization. Some of the principles such as making the transition from a technical field to a management position could be applied to other City departments. The second section is a series of elective application and technical classes which are of particular interest because many of them concern new developments which could apply to the City's operation.

The Co-ordinator of Data Processing and Systems requests permission to attend the above named course, this request being strongly supported by the Deputy Director of Finance, who feels that this course will be of benefit to the Department and the City.

The cost of the course will be \$120 which includes room and board for five full days, plus five days Leave of Absence With Pay.

The Comptroller of Accounts advises that this amount would be available within Appropriation 7090/933 - Administration and Technical Courses, All Departments.

I therefore recommend that in accordance with the Co-ordinator of Data Processing and Systems' request, approval be given for Mr. R. L. Hawkins to attend the above named course at a cost of \$120 and that he be granted five days Leave of Absence With Pay."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

Board of Administration, July 3, 1970 . . . (SUPPLEMENTARY PERSONNEL -3)

4. Salary and Classification Review - One Position  
R.W. Parker, Planning Assistant III,  
Planning Department

The Director of Personnel Services reports as follows:

"At the request of the Director of Planning, I have reviewed the duties and responsibilities of the above position. In addition, I have also reviewed the other Planning Assistant positions in the Department and they will be the subject of a separate report to the Board of Administration.

Mr. Parker was transferred to the Current Planning Division from Urban Renewal in June of 1969 to temporarily fill a Planner I position as a Planning Assistant III, Pay Grade 21 (\$629-753). Since that time, he has been performing duties somewhat above the Planning Assistant III level. He has been delegated responsibility for specific projects such as consideration of a proposed Fraserview Branch Library and a proposal to extend removal dates for Illegal Suites. He has been asked to carry these projects through to completion, including the necessary research and drafting final reports with recommendations. Although he has received closer supervision and more direction than would a professional Planner, nevertheless Mr. Parker has functioned with more independence than one would normally expect of a Planning Assistant III.

I therefore recommend that Mr. Parker receive two additional pay grades for extra responsibility commencing July 1, 1969. I further recommend that the additional pay grades continue on a temporary basis until such time as the Director of Planning completes his report on the priorities and staff needs of the Department in approximately two months time. At that time, the permanent classification of Mr. Parker's position will be covered in a further report.

The Comptroller of Accounts advises that the necessary additional funds estimated at \$990. including fringe benefits at 10% are available within the Departmental budget.

This report has been discussed with the Director of Planning and the Business Manager of the Vancouver City Hall Employees' Association, both of whom are in Agreement."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
R.W. Parker (Temporarily filling Planner I vacancy as Planning Assistant III)	Planning Assist- ant III, Pay Grade 21 (\$629-753)	Planning Assist- ant III, Pay Grade 21 (\$629-753) Plus two pay grades for additional responsibility	Temporary from July 1, 1969 until August 31, 1970*

\*To be reviewed for permanent classification when the Director of Planning completes his report on the priorities and staff needs of the Department.

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

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BOARD OF ADMINISTRATIONPROPERTY MATTERSJULY 3, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONSPART I  
S U N D R I E S

1. Lease of Lots 21 - 23  
Sit: N/W Corner of 3rd and Burrard

The Supervisor of Property and Insurance reports as follows:

"Lots 21 - 23, Block 227, D.L. 526 which are situated on the North West corner of 3rd and Burrard, comprising a former service station site were purchased in May 1969 as part of the acquisition program for the proposed Arbutus-Burrard connector. The site was leased to Apollo Steamcoat Ltd. at a monthly rental of \$500.00 inclusive of all taxes from August 1, 1969. The lease to Apollo Steamcoat Ltd. has been terminated due to the business going into bankruptcy in March 1970.

The property was subsequently advertised for lease with tenders receivable to April 20, 1970. One tender only was received in the amount of \$175.00 from Bill Dockstader Motors, this was considered too low and therefore returned as not acceptable.

An offer of \$380.00 per month inclusive of taxes has now been received from Eric's Bug Stop, specialists in Volkswagen repairs. Due to the lack of interest in the site and the restriction of the term of lease to 4½ years this offer is considered acceptable.

The Supervisor of Property and Insurance therefore:

RECOMMENDS that the tender from Eric's Bug Stop be accepted subject to the following terms and conditions:

- a) A rental of \$288.00 per month plus all taxes which based on the current assessments creates a gross income of \$380.00 per month.
- b) The lease to commence from June 1, 1970 for a term ending on January 31, 1975.
- c) Alterations to the existing structure to be subject to the approval of the City Engineer and in conformity with all City By-laws.
- d) The lessee to be given the right to erect signs upon the property in accordance with City By-laws, providing, however, that such signs relate solely to the business being conducted upon the site.
- e) The lessee to be responsible for all improvements, maintenance and utilities.
- f) Agreement satisfactory to the City Engineer, Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.



Board of Administration, July 3, 1970 . . . . (PROPERTIES) . . . . 2

2. Demolition of Lots 6 - 9  
Proposed Public Housing Project  
S/S 3rd Ave. between Burrard & Cypress Sts.

The Supervisor of Property and Insurance reports as follows:

"City Council on June 16, 1970 gave consideration to a report of the Director of Planning concerning the Provincial and Federal Governments refusal to accept Lots 6 - 9, Block 237, D.L. 526 which are situated on the South Side of 3rd Avenue between Burrard and Cypress Streets, for public housing, and approved the Director of Planning's recommendation that the application to the senior governments for public housing be withdrawn. In the same report Council approved the Director of Planning's further recommendation that the lands be released for sale by the City in the normal way.

The Director of Planning in releasing these lands for sale recommends that the four 25' lots be consolidated into one 100' apartment site prior to sale, which condition will require demolition of the older type houses situated on the lands.

These houses contribute no value to the lands and the larger one is in exceptionally poor condition by reason of the number of transient tenants that have been through the property under the rental of Mr. John Burton. Because of rental arrears, Mr. Burton has been served notice to quit which was authorized by City Council June 16, 1970.

RECOMMENDED that the buildings on the land be demolished to create one single 100' x 118' RM-3 apartment site to be advertised for sale on the open market as soon as possible."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

#### CONSIDERATION

3. Request to Cancel Sale of Lot 1  
S/S 48th Avenue between Tyne & Boundary (S.E. Sector)

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated May 5, 1970 approved the sale of Lot 1, Blocks 1 & 8, D.L. N<sup>o</sup> 339, to Mr. Ken B. Wakefield, in the amount of \$13,000.00 on City terms. In a letter dated June 10, 1970 Mr. Wakefield had advised the Supervisor of Property and Insurance that because the financing that he had arranged for, had fallen through he would be unable to complete the purchase of Lot 1, and he has requested that his deposit in the amount of \$600.00 be refunded.

Council is advised that the application to purchase which was completed by Mr. Wakefield states that 'if the purchaser does not make the cash payment or down payment referred to within 14 days after the date of acceptance of the offer by Council, the deposit will be forfeited to the City and the agreement cancelled.' The application further states that 'I understand and agree that my offer may not be withdrawn on or after the day advertised for the opening thereof.'

Your Board

Submits the above report to Council for CONSIDERATION.

Board of Administration, July 3, 1970 . . . . (PROPERTIES) . . . . . 3

4. Summary re  
Sale of Residential Lots (RS-1) S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"On February 17, 1970, City Council received from its officials a report regarding the sale of RS-1 single-family residential lots in Area 'C' of the S.E. Sector. The report dealt with Council's concern that these lots should be offered on a preferential basis to individuals wishing to purchase for the purpose of development of a residence for themselves. After consideration of the report Council resolved that these lots be sold on the basis of a fixed market price, with preference to be given to individual purchasers, and not more than two lots in any block to be sold to other interested groups. Construction in every case was to commence within 18 months from the date of Council's approval.

On the basis of these restrictions and in accordance with Council's instructions a total of 127 residential single-family lots have been advertised for sale; the following is a tabulation of the results to date:

In April 1970, 33 lots were offered for sale.

Sold to individuals . . . . .	14
Sold to real estate or contractors . . . . .	6
Remainder Unsold . . . . .	13

In May 1970, 94 additional lots were advertised.

Sold to individuals . . . . .	3
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In June 1970, the 91 remaining unsold lots were re-advertised for sale.

as per separate( Sold to individuals . . . . .	4
sales report - ( Sold to real estate & construction companies . .	10
Remainder of lots unsold . . . . .	77

(One request for cancellation of sale by an individual has been dealt with by Council and two similar requests are pending) . . . . .	3
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Total unsold RS-1 Lots in Area 'C', S.E. Sector . . . . .	93
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It is apparent that the reaction to the sale of these lots has been limited. In particular, it is noted that very few individuals have offered to purchase lots for development of residences for their own use. In view of the fact that individuals have now had a reasonable opportunity to purchase on a preferred basis, City Council may wish to give consideration to placing the remaining unsold lots on the market at a fixed price without restrictions regarding the purchaser or the time within which the lot should be developed."

Your Board

Submits the above report to Council for CONSIDERATION.

Board of Administration, July 3, 1970 . . . . (PROPERTIES) . . . . 4

INFORMATION

5. Continental Hotel -  
Residence for Transient Women

City Council at its meeting February 24, 1970, approved the recommendations that:

- a) The tenancy of Mr. W.R. Sutton be terminated;
- b) The residents be relocated without undue hardship;
- c) An architect be appointed to prepare preliminary drawings and obtain estimates. Subsequent to approval of the estimates, he be appointed to prepare working drawings, call for tenders, recommend a contractor and supervise the contract to completion;
- d) i. A sum of money be approved as a supplementary budget item when the architect brings forward bids received in response to a tender call. The award of the contract to be in accordance with City policy.  
 ii. The money so advanced be recouped as rental over the life of the project (minimum of five years) with interest charged at  $8\frac{1}{2}\%$  per annum.
- e) The Board of Administration be authorized to submit the complete proposals to the Provincial Government for their endorsement and financing.

The position now is that Mr. Sutton has terminated his tenancy and the Supervisor of Property and Insurance, working with the Acting Administrator of Social Service, was able to relocate residents so that the building is now vacant.

The architect prepared preliminary drawings and estimates which were reviewed by City and Provincial officials. As a result of the review, a letter dated June 24, 1970, has now been received from the Deputy Minister of Social Improvement, Rehabilitation and Human Resources which states in part:

"This . . . is to advise you that my Minister, The Honourable P.A. Gaglardi, now agrees we should go forward with this project. This is subject, of course, to the review recently made . . . in connection with the cost of renovations, furnishings, etc. The projected per diem is as follows:

Operating costs	\$1.70
Amortization of renovations	.69
Rent and taxes	.21
Food	<u>1.50</u>
	<u>\$4.10</u>

The Province is prepared to participate on the usual sharing basis." (which is: 50% Federal, 30% Provincial, 20% Municipal)

The revised architect's estimates which includes contractors' profit and architect's fees, amount to \$300,000 which, together with the estimated cost of furniture at \$30,000, indicates a required advance from the City of \$330,000. It has been agreed with Provincial officials that this advance will be recouped by the City over a period of ten years, with interest at  $8\frac{1}{2}\%$  per annum. The estimated annual payment will, therefore, be \$50,292 per annum, payable monthly. This is equivalent to a per diem rate of 69¢ per available bed space.

continued . . . / 5

Board of Administration, July 3, 1970 . . . . (PROPERTIES) . . . . 5

Item No. 5 cont'd

The City Engineer in a letter dated March 3, 1970, stated in part:

"We have reviewed your request of February 23, 1970, that the term of the proposed lease to the YWCA be extended . . .

Until such time as the Brockton Crossing Consultants have finalized their designs . . . and these have been adopted . . . , we will not know if there will in fact be any involvement with the above property. We had felt that five years was reasonable to allow for such decision making . . .

Since preliminary plans of the bypass do not, at this time, involve this property, except for some effect on the already restricted access, it is our judgement that there is a greater than 50% chance it will not be involved in the final bypass plans . . . "

In accordance with the Council action of February 24, 1970, the City Building Inspector has instructed the architect to prepare working drawings, call for tenders and recommend a contractor.

Your Board submits the above report for INFORMATION.

RECOMMENDATION

6. Gordon House Day Care  
1100 Block Pendrell Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Board of Administration report to Council, Social Services & Health Matters, Item 1, dated May 8, 1970, adopted by Council May 12, 1970, wherein the City authorized the use and occupancy of Lot 4 & W $\frac{1}{2}$  Lot 3, Block 22, D.L. 185 and portions of the dwelling thereon known as 1130 Nelson Street, to Gordon House Neighbourhood Services Association at a nominal rental, for playground space for pre-school children registered in the Day Care Centre programme at Gordon House.

Gordon House Neighbourhood Services Association has now submitted a request for the use of Lot 19 Ex. E. 27', Block 23, D.L. 185 on an annual lease basis, for use as a day care operation until such time as the property is required for park development. They propose to locate on the site a prefabricated building to provide facilities for washrooms, meals, rest periods and storage of equipment.

Block 23, bounded by Bute, Comox, Thurlow and Pendrell Streets, is the proposed site of the West End Park Site #7. It is now approximately 50% City-owned.

The subject property is a vacant City-owned lot, 39' x 131', located between privately-owned dwelling, 1103 Pendrell St. and City-owned dwelling, 1125 Pendrell St.

This proposal has been discussed with the Superintendent of Parks & Public Recreation, the Director of Social Planning & Community Development, and the City Building Inspector who advise they would have no objection to the proposal subject to Gordon House obtaining all necessary approvals and complying with City By-law requirements.

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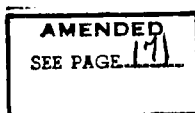
Board of Administration, July 3, 1970 . . . . (PROPERTIES) . . . . 6

Item No. 6 cont'd

The Superintendent of Parks & Public Recreation has further advised that he will present the proposal to the Board of Parks & Public Recreation with his recommendation for approval.

It is therefore RECOMMENDED that the City enter into an agreement to permit Gordon House Neighbourhood Services Association the use and occupancy of Lot 19 Ex. E. 27', Block 23, D.L. 185 for a day care operation subject to

a) Gordon House to be responsible for the cost of all utilities, improvements and maintenance; the obtaining of any necessary approvals and compliance with City By-law requirements.

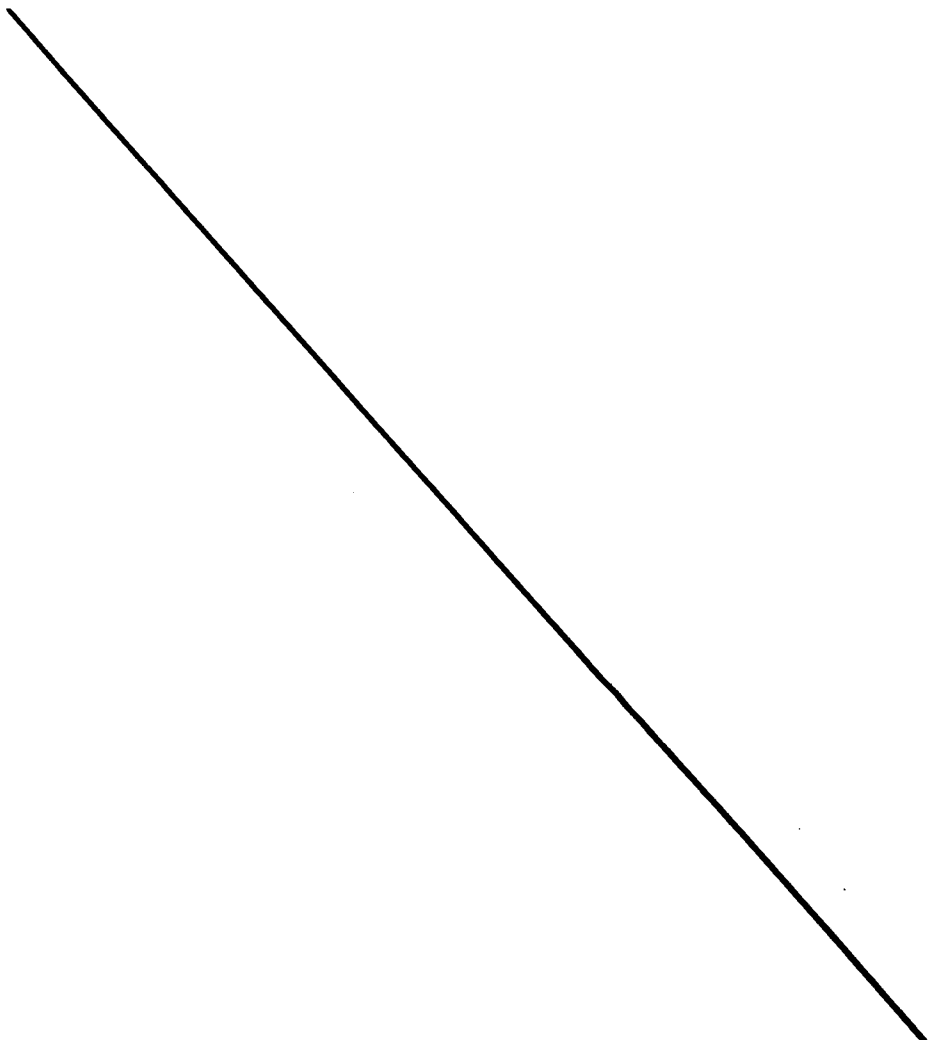


b) The agreement to be at a nominal rental, subject to 3 months' notice of cancellation and drawn up to the satisfaction of the Corporation Counsel and the Supervisor of Property & Insurance.

c) Approval of the Board of Parks & Public Recreation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.



Board of Administration, July 3, 1970 . . . (PROPERTIES) . . . . . 7

RECOMMENDATIONSPART II  
S A L E S7. Sale of Residential Lots RS-1  
S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"In accordance with City Council's instructions of June 9, 1970, the subject lots were re-advertised on the basis of a fixed price, at current market value, with preference being given to individuals who wish to purchase a lot for the purpose of building a home for themselves. Applications to purchase from other than individuals were to be dealt with on a second priority basis, with not more than two lots in any one block being sold to any company or builder. The sale of these lots in every case is subject to commencement of construction within 18 months from the date of Council's approval of the sale.

Applications were received and opened at a meeting of the Board of Administration held on June 22, 1970, at which time a draw was conducted to determine the sequence of priority by which the applications would be considered. On the basis of the foregoing the Supervisor of Property and Insurance:

RECOMMENDS that the following applications to purchase received be approved under the terms and conditions set down by City Council, in each case construction to be commenced within 18 months from the date of Council's approval of the sale.

Re: Lots 1-26, 28-41, 43-60, 62-94, D.L. 339 Plan 13659  
Situated East of Tyne Street between 48th & 54th

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
AJU Construction Co. Ltd.	10 & 11	42' x 120'	\$12,500.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	28	<sup>50</sup> 58' x 120'	\$14,000.00	City Terms @ 9-3/4%	-
Steven & Shirley Sam	26	<sup>50</sup> 54' x 128'	\$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	41	50' x 114'	\$13,800.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	52	<sup>52</sup> 55' x <sup>105</sup> 150'	\$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	53	<sup>49</sup> 55' x <sup>106</sup> 190'	\$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	73	<sup>60</sup> 71' x <sup>124</sup> 121'	\$15,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	74	<sup>60</sup> 68' x <sup>121</sup> 114'	\$15,000.00	City Terms @ 9-3/4%	-
Etsuo Hayashi	75	<sup>54</sup> 98' x <sup>114</sup> 116'	\$15,200.00	City Terms @ 9-3/4%	-

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Board of Administration, July 3, 1970 . . . (PROPERTIES) . . . . . 8

Item No. 7 cont'd

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Gordon D. Miller	77	$\frac{50}{95}' \times \frac{124}{134}'$	\$15,200.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	89	$\frac{50}{57}' \times \frac{120}{113}'$	\$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	90	$\frac{60}{64}' \times \frac{113}{106}'$	\$15,000.00	City Terms @ 9-3/4%	-
Kiyoshi G. Hikita	91	$\frac{64}{70}' \times \frac{100}{112}'$	\$15,500.00	City Terms @ 9-3/4%	- "

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 170 + 171

STANDING COMMITTEE OF COUNCILON PLANNING AND DEVELOPMENTJUNE 25, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, June 25, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman  
His Worship the Mayor  
Aldermen Adams, Hardwick, Linnell,  
Phillips, Rankin, Sweeney  
and Wilson

ABSENT: Alderman Broome (Leave of Absence)  
Alderman Calder

CLERK: R. Thompson

The Minutes of the meetings held April 23, 1970, and May 7, 1970, were adopted.

The following action of the Committee is submitted to Council for information:

INFORMATION

1. South East Sector: Municipal, Provincial,  
Federal Pilot Housing Project

This item was considered 'In Camera' and will be reported upon separately.

2. Low Income Housing Program

RESOLVED that the report of the Board of Administration, dated May 7, 1970, which provides information on Low Income Housing programs, be received.

3. Land and Water Use Policy:  
English Bay and False Creek

On April 7, 1970, the Council referred to the Park Board for its advice, a proposal that the Standing Committee on Planning and Development invite representations on waterfront activities. The Board of Parks and Public Recreation, by resolution dated April 27th, advised the Council that it would agree to participate with the Standing Committee in the hearing of representations on waterfront activities.

It was

RESOLVED that the Standing Committee on Planning and Development, in conjunction with members of the Park Board invite and receive briefs and delegations from groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board.

The meeting adjourned at approximately 12:10 p.m.

\* \* \* \* \*



OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Monday, June 22, 1970, at approximately 3:30 p.m.

PRESENT:

Alderman Linnell, Chairman  
Alderman Rankin  
Commissioner Ryan  
Mr. R.C. Boyes, Assistant City Engineer,  
Traffic and Transportation  
Inspector T. Herdman,  
City Police Department  
Mr. W. Kirkwood, City Prosecutor's  
Department  
Mr. J. Mulberry, Law Department

ALSO PRESENT:

Mr. W.H. McLachlan, Vancouver School Board  
Mr. E.L. Wiseman, Vancouver Traffic and  
Safety Council

CLERK:

D. Scott

Adoption of Minutes

The Minutes of the meeting held April 20, 1970, were adopted.

1. Commercial-Victoria Diversion at 18th Avenue:  
Request for Further Traffic Controls

At the last meeting of the Official Traffic Commission, Superintendent Oliver was requested to check the speeds at this intersection, have his School Patrol Officers review the area with a view to having a School Patrol placed at this intersection, and review with the School Board Officials the boundaries of the Annexes and Lord Selkirk School, to minimize crossings of the Victoria Diversion and report back to the Commission on his findings. It was agreed that parties interested in this subject matter would be invited to attend this meeting.

Mr. J. Warnock, President of Cedar Cottage Ratepayers and Tenants Association and Mrs. Langman appeared before the Commission as delegations and presented a brief and petition containing approximately 1,000 names. Mr. Warnock urged that a signal be placed at this intersection in order to protect the pedestrians' rights.

Under date of June 8, 1970, Superintendent Oliver submitted a report and advised as follows:

"A radar survey was conducted on May 1st, 1970, during the periods 8:15 a.m.-9:00 a.m.; 12 Noon to 12:45 p.m.; 3:00 p.m.-3:30 p.m. In the initial period, 139 vehicles were exceeding 33 m.p.h.; 45 vehicles exceeding 36 m.p.h., and 18 vehicles exceeding 40 m.p.h.

During the subsequent two periods there was no appreciable excessive speed.

Radar enforcement was applied on three consecutive days following the survey, and special attention was given on a periodic basis since that time.

On June 1st, 1970, a second radar survey was conducted at times identical to the first. Between 8:15 a.m.-9:00 a.m. 32 vehicles exceeded 33 m.p.h., 28 vehicles exceeded 36 m.p.h., and none exceeded 40 m.p.h.

. . . . Cont'd.

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June 22, 1970

Clause 1 Continued

The School Patrol conducted a survey on Monday, May 11th, 1970, between the hours of 8:15 a.m.-9:00 a.m.; 12 Noon - 1:00 p.m., and 3:00 p.m.-3:30 p.m. Vehicular traffic during the first two periods was moderate, with numerous breaks in the flow. Motorists stopped quite readily for children crossing, and for children waiting to cross. Students' crossing habits were quite good, although some - en route to the annexe - did not use the school crosswalk on the East side, but crossed on the West side of the intersection.

The crosswalk across Commercial Drive, South of the Diversion, is not marked, and consequently children are not crossing within the legal unmarked crosswalk.

Mr. McLachlan of the School Board advises that plans for an annexe to Laura Secord School at the intersection of 15th Avenue and Victoria Drive are presently in Victoria awaiting final approval. The construction of this annexe will accommodate all the children in the primary grades in the area North and East of the Victoria-Commercial Diversion, and would consequently largely eliminate the problems of crossing at 18th Avenue and the Diversion.

The School Principal at Lord Selkirk School reports that he has not experienced any problems, nor complaints regarding this crossing."

The Police Department recommended:

- "1. That crosswalk lines be painted across Commercial Drive, directly to the intersection of 18th Avenue, immediately South of the Diversion. (This recommendation is supported by the Traffic Engineering Office.)
2. That enforcement be continued on a special attention basis.
3. That no further traffic controls be installed at this intersection.
4. That there appears to be no basis for establishing a School Patrol."

After considerable discussion, it was

RECOMMENDED

- (a) that Recommendations 1 and 2 quoted above be adopted;
- (b) that the subject matter be reviewed again in three months time and at that time a report be submitted by the City Engineer to the Commission. However, should delegations wish to appear earlier, they should so advise the Commission;
- (c) that the City Engineer review the area again with respect to advance warning signs.

2. Request for Regulation of Trucking and  
Noise on City Streets during Evening Hours

At a meeting of the Commission on March 9, 1970, it was recommended that the City Engineer's report dated February 27, 1970, be adopted and that a communication be forwarded to the Automotive Transport Association and the Canadian Association of Fleet Supervisors informing them of this complaint. In a communication dated May 6, 1970, the Canadian Association of Fleet Supervisors advised that a copy of the Official Traffic Commission minute dated March 9th, together with our letter to the Association dated March 25th, had been mailed to 145 members located in the Lower Mainland area, in order to make them aware of this complaint and with the thought that the matter would be alleviated.

On May 10th, Mr. Thomson again wrote to the Commission advising that he was not satisfied with the action taken and suggesting that trucking be prohibited in the late evening and early morning hours, in order to prevent excessive noise. Mr. Thomson suggested that if there was not a by-law to cover the situation then, in his opinion, there should be one.

In a report dated June 3, 1970, the City Engineer advised as follows:

"There is presently no By-law requirement in Vancouver prohibiting truck traffic in the evening. The terms 'Trucking' and 'Truck Traffic' cover a wide range of vehicles, from half-ton pick-ups to the largest trucks on the road, and some pick-ups and even private vehicles make more noise than the larger highway trucks. Thus it would be arbitrary as well as most difficult to establish a point where a truck could be considered too large and heavy, and, therefore, too noisy to be permitted on an arterial street at night.

Further, the concentrated nature and the heavy volumes of traffic in the City by day require that many of the larger and slower vehicles travel outside the normal working hours at times when traffic is at its lightest. This reduces the amount of delay and inconvenience to other traffic, and is a common practice in many cities. The City uses this device, and frequently directs the larger trucks to move at night.

Thus, it appears the most practical approach to the problem is a general By-law restricting any noise that becomes objectionable. Our 'Noise Abatement By-law' is such a regulation, and has been effective in the control of excessive noise in this City, and in Burnaby, with North Vancouver and New Westminster indicating an interest in our regulation. The Police record some 700 charges laid last year for violations of the By-law, and over 600 charges for defective mufflers under Section 703 of the Motor Vehicle Act Regulations. (These offences include passenger cars as well as trucks.) In view of this, it is felt that a continuing enforcement of the By-law will meet the situation in this instance also."

The City Engineer concluded his report with the recommendation that Mr. Thomson be notified that the control of excessive noise in the evenings by the prohibition of truck traffic is not considered practical and that enforcement of the existing Noise Abatement By-law is an effective way of achieving this end.

On the suggestion of Commissioner Ryan, the Commission agreed to write to Toronto with respect to their use of a noise "measurement device".

After discussion, it was

RECOMMENDED that the report of the City Engineer, dated June 3, 1970, be adopted and that a copy be forwarded to Mr. Thomson.

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3. Traffic Control Signals

The following report dated June 2, 1970, was submitted by the City Engineer with respect to traffic control signals:

"I. PROPOSED NEW SIGNALS

Detailed studies have been carried out to determine those intersections which now warrant signal control. On the basis of these studies, it is proposed that traffic control signals be installed at the following locations:

<u>INTERSECTION</u>	<u>ESTIMATED COST</u>
1. Beatty Street and Dunsmuir Street	\$7,500
2. Main Street and Union Street	4,500
3. Burrard Street and Dunsmuir Street	7,500
4. Bute Street and Pender Street	5,000
5. Thurlow Street and Nelson Street	6,500
6. Granville Street, 59th Avenue and Park Drive	8,000
7. Fraser Street and 57th Avenue	7,750

Items numbered 1, 2 and 3 are required for the completion of the Georgia Viaduct Replacement. While they will not be necessary until 1971, they are being put forward at this time in order that equipment may be purchased and preliminary work started.

<u>PEDESTRIAN ACTUATED SIGNAL</u>	<u>ESTIMATED COST</u>
1. Main Street and 36th Avenue	\$2,650

This intersection is the location of the crossing for the Canadian National Institute for the Blind.

II. MAJOR MODIFICATIONS TO EXISTING SIGNALS

The following signalized intersections will have to be modified in connection with the Georgia Viaduct Replacement.

<u>INTERSECTION</u>	<u>ESTIMATED COST</u>
1. Beatty Street and Georgia Street	\$5,500
2. Main Street and Prior Street	3,100
3. Gore Avenue and Prior Street	11,500

Accordingly, it is RECOMMENDED that the above program be approved and a sum of \$69,500 be allocated from the Traffic Control Reserve for this work."

RECOMMENDED that the foregoing recommendation of the City Engineer, dated June 2, 1970, with respect to traffic control signals, be adopted.

4. Extension of Powell-Cordova One-Way Couplet

Under date of May 20, 1970, the City Engineer submitted the following information report:

"This report is submitted for information on the implementation of the new Powell-Cordova Diversion and the extension of the one-way couplet of Powell and Cordova Streets. Council approved the Powell-Cordova couplet and diversion at Campbell Avenue in June 1968, when considering a report from the Director of Planning on 'Redevelopment Project No. 2 - Comprehensive Program of Development Area A-5'.

That report set out the proposed grade street traffic arrangement in the general area and showed that the Powell-Cordova Street Diversion is an initial stage of the ultimate arrangement. An information report which was received by Council at that time, stated as follows:

'The development of increased grade street capacity to serve the downtown peninsula from the east will require the extension of the existing Cordova-Powell one-way couplet eastward from its present termination at Main Street. At Campbell Avenue the couplet is to be merged into an ultimate six-lane Powell Street which will provide increased capacity for traffic to and from the east via Wall and/or McGill Streets. As part of the grid street system connections will also be provided with the major north-south arterials Clark, Nanaimo and Renfrew.

The economics of property requirements and the desirability of a single structure overpassing the G.N.R. indicate that the most suitable location for these two one-way streets to converge is in the vicinity of Campbell Avenue.

As mentioned above, the Cordova-Powell Street Diversion forms an integral part of the Urban Renewal Area A-5 Redevelopment Scheme and its implementation in the form of a first stage at-grade facility is therefore scheduled to suit the timing of the Urban Renewal Area A-5 program. To improve traffic flow to the downtown area and provide a satisfactory operational arrangement, the one-way couplet extension from Main Street to Campbell Avenue will also be implemented as part of the first stage.

Provision of the railway overpass and widening of the route further to the east will be done in stages as future traffic requirements warrant.'

Property negotiations for the Diversion are nearing completion, and the local improvements are expected to be processed at a July Court of Revision. Construction of the Diversion will follow in August.

Since the existing strip pavement on Cordova Street between Gore and Heatley is inadequate for the anticipated increase in traffic under the new arrangement, the necessary improvements for this section of Cordova Street will also be initiated at the July Court of Revision.

As part of the re-arrangement in traffic brought about by this extension of the Downtown one-way system, the eastbound transit service presently on Powell Street will be re-routed via Cordova Street as far as the Diversion, where it will return to Powell Street.

. . . Cont'd.

Official Traffic CommissionJune 22, 1970Clause 4 Continued

No significant difficulties are anticipated with respect to access to abutting properties. The Fire Department advises that the Fire Hall at Gore and Cordova will have satisfactory access to the west via Gore Avenue and either Powell or Hastings. Alternatively, fire apparatus can proceed westbound on Cordova (which will be one-way eastbound) as far as Main Street, under the protection of the fire pre-emption sequence at the traffic signal at Main and Cordova.

The merchants and residents on Powell and Cordova Streets will be advised of the proposed one-way treatment by form letter, prior to its implementation.

This report is submitted for information."

During discussion, it was noted that a Court of Revision will be held on the subject matter on July 14th. The Commission was of the opinion that the merchants and residents on Powell and Cordova Streets should be advised of the proposed one-way treatment prior to the Court of Revision.

It was

RECOMMENDED

- (a) that the report of the City Engineer, dated May 20, 1970, be received;
- (b) that the City Engineer notify the merchants and residents on Powell and Cordova Streets of the proposed one-way treatment of Powell and Cordova Streets as soon as possible, advising them that this matter will be dealt with by Council on July 14th.

5. 3300 Block Austrey Avenue:  
Relocation of Fire Hydrant

At the last meeting of the Commission, when considering the matter of parking densities, improved access, and other problems suggested by Mr. Blancard, the Commission recommended:

- "(a) that the City Engineer's Department again check the parking densities in this area, particularly on a Monday night and if, after checking, it is determined that a resident parking zone is required on Austrey Avenue, that this be done under the City Engineer's authority;
- (b) that the matter of the pedestrian access from Austrey Avenue to Joyce Street be referred to the Planning Department for report back to the Commission;
- (c) that the matter of moving the fire hydrant be referred to the City Engineer and the Fire Chief for report back to the Commission."

The Clerk advised that, with respect to Recommendation (b) above, the Planning Department expected to have a report on this matter for the next meeting of the Commission.

. . . . Cont'd.

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June 22, 1970

Clause 5 Continued

With respect to Recommendation (c), re relocation of the fire hydrant, the City Engineer reported that this matter had been investigated and it had been determined by the Fire Department that a fire hydrant located at the west end of the block at McHardy Street would have limited use for fire fighting at the church-school complex. To install it at the east end of Austrey Avenue would result in cumbersome delays to firemen attempting to extinguish a fire at one of the resident's homes. The City Engineer, therefore, recommended that, as the fire hydrant in its present location provides the most equitable situation to all concerned, it not be moved.

It was

RECOMMENDED that the recommendation of the City Engineer, dated June 11, 1970, be adopted.

6. Coroner's Recommendation re Fatal  
Accident 69th Avenue and Ontario Street

The Board of Police Commissioners on April 27, 1970, advised of the following recommendation of the City Coroner following the death of Elmer Alexander Fraser on March 12, 1970:

"In view of the number of accidents at this intersection that Ontario be made a through street with stop signs governing 69th Avenue where it intersects with Ontario."

The City Engineer, under date of June 11, 1970, advised that the accident records do not indicate any established or developing trend. During the past five years there have a total of nine accidents, including the fatal accident earlier this year. A field check shows no physical condition which might contribute to a hazardous condition. Ontario Street only extends 1800 feet south of Marine Drive and it is unlikely it will ever serve as more than a local industrial street in this area. The City Engineer concluded that, in view of the foregoing, a through street treatment does not seem appropriate for Ontario Street and there is not a warrant for stop signs at the intersection of 69th Avenue and Ontario Street at this time.

After due consideration, it was

RECOMMENDED that the report of the City Engineer, dated June 11, 1970, be adopted.

7. 1970 Jehovah's Witness Convention

In a communication dated June 2, 1970, Mr. Karl Zuker, Secretary of the Cassiar Ratepayers Association, requested that parking and transportation arrangements for delegates to the 1970 Jehovah's Witness Convention at Exhibition Grounds be reviewed, in view of the traffic difficulties experienced in the area adjacent to the P.N.E. grounds during the 1969 Convention.

The Chairman advised of a communication forwarded by Mr. C.W. Jaggs, President of the Pacific National Exhibition to Mr. Zuker under date of June 4th. In this communication Mr. Jaggs advised that the convention this year will host approximately 12,000 persons, whereas last year there were 60,000, and the P.N.E. offered to co-operate with the Cassiar Ratepayers Association.

. . . Cont'd.

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June 22, 1970

Clause 7 Continued

In a report dated June 11, 1970, the City Engineer advised the 1969 Convention of Jehovah's Witnesses was international in character, attracting 65,000 delegates over an extended period of time. He further advised that they will use the Pacific Coliseum for meetings and the Agrodome as a dining area and that the Convention Manager and the Manager of the Pacific Coliseum have reached an agreement for rental which includes pre-paid parking with no charge to the delegates at the gates. Further, sufficient parking stalls will be available on the P.N.E. grounds to accommodate all vehicles throughout the Convention, although some street parking will undoubtedly occur, due to inconvenient walking distances on the site.

The City Engineer concluded that, since the size of the Convention is comparable to that of many other events at the Coliseum, it is felt that additional traffic control measures are not required and recommended that, in order to reduce inconvenience to adjacent residents, the Convention Manager be asked to request the co-operation of the delegates in parking on the P.N.E. grounds, rather than on the surrounding streets.

Mr. Boyes advised that of the 12,000 delegates attending, only 5,000 are from out of town and they will be billeted within the City limits and, therefore, periphery parking is not considered appropriate.

After due consideration, it was

RECOMMENDED

- (a) that the report of the City Engineer, dated June 11, 1970, be adopted;
- (b) that a letter be forwarded to the Cassiar Ratepayers Association, enclosing a copy of the City Engineer's report and advising the Association that as only 5,000 of the delegates are from out of town, periphery parking does not seem appropriate;
- (c) that a letter be forwarded to the Jehovah's Witnesses advising them of the concern expressed and requesting their co-operation with respect to their delegates parking on the P.N.E. grounds and further advising them that parking prohibitions will be enforced.

8. Complaint re Hedge at 2804 West  
3rd Avenue: Mrs. V.M. Smith

In a communication dated June 16, 1970, Mrs. Smith complained about the height of a hedge on the lane behind 2804 West 3rd Avenue and suggested there is a potential danger to pedestrians as the motorist's view is limited. Mrs. Smith stated that if fences are restricted to a certain height, then hedges should also be restricted, especially on corners.

During discussion, it was pointed out that there is no height restriction on fences in lanes and that motorists are required to stop at the end of a lane before proceeding.

It was

RECOMMENDED that Mrs. Smith's communication, dated June 16, 1970, be referred to the City Engineer for report to the next meeting of the Commission.

The meeting adjourned at approximately 4:55 p.m.

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